



HOME INSPECTION REPORT

2464 Bering Dr
Houston, TX 77057



Inspector

Edmund Amaya

TREC PI Lic# 24891

281-367-3111

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Agent

Victoria Way

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PROPERTY INSPECTION REPORT FORM

Christine Applewhite & Keene Applewhite

Name of Client

04/25/2024 1:00 pm

Date of Inspection

2464 Bering Dr, Houston, TX 77057

Address of Inspected Property

Edmund Amaya

Name of Inspector

TREC PI Lic# 24891

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.

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

In Attendance: Buyer, Buyer Agent

Occupancy: Occupied, Furnished

Temperature (approximate): 80 F

Direction House Faces: South

Weather Conditions: Cloudy, Clear

Report Information:

This report is the property of Gold Medal Inspections © 2022, all rights reserved.

This is a Confidential Report expressly prepared for our client only and is not transferable to anyone in any form without written permission of Gold Medal Inspections. Use of this report by unauthorized persons or for unauthorized purposes is prohibited under Title 17, Chapter 37 of the Federal Copyright Act.

Any photographs, schematics or diagrams that may be used in the compilation of this report are for illustrative purposes only and make no implication or inference as to the severity or importance of any illustrated feature or defect. The client is urged to read and examine this report in its entirety. Any judgment as to severity or importance, unless otherwise noted in the text and body of the report is entirely the opinion of the client.

Our inspections do not attempt to determine the type of Stucco veneer/cladding installed on the home. There are so many types and variations of stucco cladding, only a stucco or EFIS specialist could make that determination with any certainty. This inspection does not attempt to determine if there is any moisture behind the Stucco veneer/cladding. Moisture evaluation and testing should be performed by a certified Stucco or EFIS specialist. This inspection does not attempt to determine if the Stucco or EFIS type veneer/cladding was installed properly.

Any comments concerning these siding types offered by our inspectors, either written or verbal, are opinions only and are not offered as statements of fact.

A Smart-Level (a tool used for establishing elevation measurements) was used to measure and determine elevations of the interior first floor of this residence, if this service was requested by you. The reference point and elevation readings are noted on the graph / sketch / list and are offered as a courtesy to help the client establish a benchmark as to current elevation(s) at various points. Readings are in "tenths" of one inch. If you have questions beyond these findings, please feel free to get a second opinion before closing. Graph and/or elevation readings are on file with this office and a photo copy is provided in the report. We are not an Engineer firm and this is not an engineering study. This is not a statement of past performance or a predictor of future activity.

INTENT OF INSPECTION

The expressed intent and purpose of this report is to inform our client of visual observations and opinions made on the day of the inspection, by your inspector. The opinions given are as to whether or not the mechanical, electrical, plumbing and structural components of this property are performing their intended function or are in need of repair. It is not the intent, nor within scope, of this inspection and report to determine if the property is warrantable, insurable, habitable, or to determine the economic life span. The client is advised to solicit information, advice, and cost estimates from licensed professionals in the appropriate trades, for all areas of concern prior to the closing process.

SCOPE, METHOD OF INSPECTION AND LIMITATIONS

The content of this report is based solely upon visual observations and the perceived performance of the different components and not engineering fact. The inspector's opinion is based on his or her personal knowledge, experience, and training, and not upon any code requirements or performance standards. The inspection will be conducted under the standards set forth by the Texas Real Estate Commission. The inspector is not a code compliance officer. Any federal, state or local codes and / or other legal requirements are not within the scope or intent of this report. The inspector may reference common building code violation for information purposes.

The inspection methodology is limited to openly visible areas of the property. Observations are made on both the inside and outside of the structure. Observations were limited to only those areas open to view without disassembling any component or moving any items which are obstructing the view. The inspector may use basic tools or instruments to aid in the inspection process. Note: stored items, furnishings, recent updating and or repairs may mask typical signs of distress. Because the inspection procedure is visual only and was not intended to be diagnostic and / or technically exhaustive some inherent risk remains that undiscovered problems exist and / or future problems will develop. There is no guarantee or warranty stated or implied that all defects or problems have been found or that Gold Medal Inspections will pay for the repair of, or be liable for, any defect not discovered. This report was prepared for the exclusive use for Client and Gold Medal Inspections and is not transferable to anyone else in any form. Gold Medal Inspections assumes no responsibility for its use and/or misinterpretations by third parties.

Recent concerns have included the adverse effects on indoor air quality and the potential of inherent health risks. The client should understand that high moisture conditions for whatever reason may cause various forms of mildew, and / or mold, to flourish. If the client has concerns with such environmental issues, we recommend they contact a qualified professional for further evaluations of this property. Note: houses built prior to 1978 may contain lead based paint. This company does not inspect for lead, mold or any other environmental health hazards. The inspector is not qualified or certified for such evaluations.

There is no currently approved procedure to detect the presence of "Chinese" or other drywall which may have been manufactured in an unapproved way or with unapproved or harmful materials. Accordingly, the issue of harmful drywall (and its potential problems) is beyond the scope of the inspection report.

RE-INSPECTIONS

Gold Medal Inspections will conduct re-inspection services for a reasonable fee. However, we do not certify workmanship or warrant another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed, Client agrees to notify Gold Medal Inspections within seven (7) days of the time of discovery to give Gold Medal Inspections a reasonable opportunity to re-inspect the property and resolved the dispute amicably. Any unresolved disputes relating to this agreement shall be submitted for mediation and then neither party shall have a right to bring suit in court. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Gold Medal Inspections liability, if any, shall be limited to the amount of the inspection fee paid.

ACCEPTANCE OF THE REPORT

Acceptance of the report, payment or use of the information contained in the report is an acknowledgment and acceptance of this agreement by Client to the terms and limitations listed in the report. Client acknowledges that the inspection includes only those items listed specifically as inspected in the inspection report.

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:

The inspector will describe the type of foundation and inspect the foundation, related structural components and slab surfaces. He will report any post-tensioned cable ends that are not protected.

The inspector will render a written opinion as to the performance of the foundation based on his training and experience. Other professionals may have different opinions. He will report general indications of foundation movement that are present and visible, such as sheetrock cracks, brick cracks, out-of-square doorframes or obvious floor slopes. Your inspector is not a structural engineer. You should refer to <http://houstonlabfoundations.com> or a similar website, or have an engineer give an evaluation if any concerns exist about the potential for future movement.

If this is a slab-on-ground foundation: Due to the expansive soils found in this area, it is common for the house to develop cracks in drywall, brick veneer and stucco during the life of the house. Expansive soil movement also will commonly result to door issues such as distorted door frames.

Foundation performance appears to be okay.:

It is this inspector's opinion that the foundation appears to be performing its intended function. During visual observations at the time of this inspection, there was no evidence suggesting significant foundation movement.

1: High soil

 Maintenance Item

High soil obscures the view of the exterior foundation and can provide insect's direct access to the weep holes, or to the bottom of other siding materials. Current building standards require 4 inches of foundation wall visible under brick veneer siding, and 6 inches under other siding types.



South

2: Foundation Cracks - Major

 Deficiency

Severe cracking noted at the garage. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

Recommendation: Contact a qualified structural engineer.

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Garage



Garage



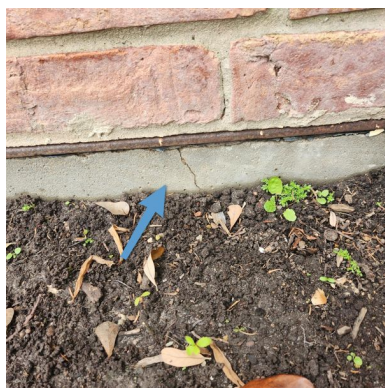
Garage

3: Foundation Cracks - Minor

Maintenance Item

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.



South

B. Grading and Drainage

Comments:

The inspector will inspect retaining walls and site drainage around the structure and report any visible conditions or symptoms that may indicate water penetration. He will report visible conditions that are adversely affecting the foundation performance.

No deficiencies observed at the time of the inspection.:

C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Ground, Binoculars, Drone

Comments:

The inspector will identify and inspect the roof covering. He will report his inspection point. He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined). He will not inspect the roof from the roof level if he

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reasonably determines that he cannot safely reach the roof, stay on the roof or that damage to the roof or roof covering may result from walking on the roof. He will not make a determination regarding the remaining life expectancy of the roof covering. As a general rule the average life expectancy of a composition roof is approximately 18-20 years, note: environmental conditions can have a great effect on the life expectancy. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

The inspector will inspect the roof jacks, flashing and counter flashing and report those that are not installed properly. He will inspect the general condition of the flashing, skylights and other roof penetrations and report any deficiencies or evidence of previous repair. He will also report visible deficiencies in installed gutter and downspout systems. Note: if the roof is observed from the ground, viewing may be limited in some areas.

1: Flashings not sealed down

☹️ Deficiency

Observed a location where flashings have risen up. Wind driven rain water may penetrate the attic area.



South

D. Roof Structures and Attics

Viewed From: Attic

Approximate average depth of insulation: 7 inches

Comments:

The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will report his attic inspection point. He will describe the insulation visible in unfinished areas. He will inspect the structure and sheathing and report any visible evidence of water penetration. He will report inadequate attic space ventilation. He will report the lack of components such as purlins, struts, collar ties or rafter ties or the inappropriate installation of those components. He will report excessive deflections or depressions in the surface of the roof as it relates to structural performance. He will inspect for the visible presence of attic insulation and report the approximate depth. The inspector will inspect any power attic turbines that are present and accessible and report deficiencies in the operation and installation of each unit, including the wiring and mounting of the thermostat control. He will also report unusual noise or vibration. Note: all areas of attic may not be safely accessible for inspection.

Attic Ventilation: Ridge vents

1: Insufficient Insulation

☹️ Deficiency

Insulation depth was inadequate. Typically 9" is the minimum needed for an R-30 rating depending on the type of insulation.

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E. Walls (Interior and Exterior)

Comments:

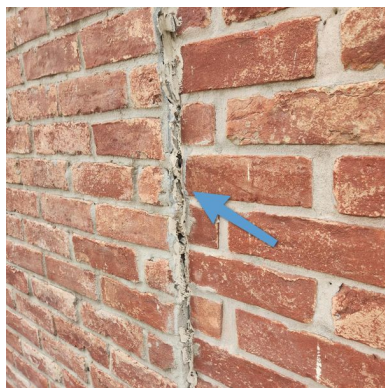
The inspector will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. The inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.

Periodic inspection and routine maintenance of exterior finishes (paint), sealants, caulking around windows, doors and all other exterior items that penetrate the walls, this should be done on a regular basis. Landscaping including trees and bushes should not be in contact with the exterior of the home. These conditions may cause damage to the home. They promote wood rot and make an easy pathway for insects.

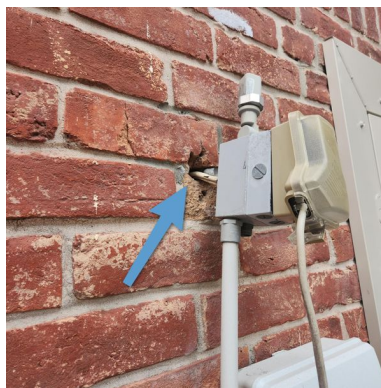
1: Caulk and seal

 Maintenance Item

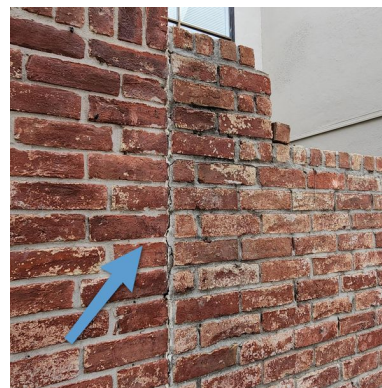
Caulking and sealing is needed around all exterior siding penetrations including, but not limited to: electrical panels, light fixtures, plumbing penetrations, vent terminations, expansion joints, etc. This will prevent water, insect, and/or unconditioned air penetrations.



South



South



South



West

2: Wet area found

 Severe Deficiency/Safety Hazard

Observed what appeared to be a wet area in the wall. Area was verified as wet with a moisture meter.

Recommendation: Contact a qualified professional.

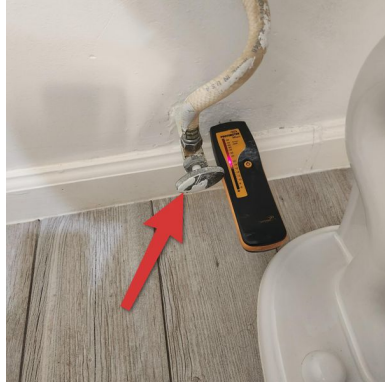
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1st Floor Bathroom

3: Siding damage

 Maintenance Item

Observed damage to the siding.



East

4: Wall damage

 Deficiency

Observed holes, cracks, or repaired areas in the sheet rock walls.



Living Room

5: Holes beneath sinks

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I NI NP D

Maintenance Item

Observed holes in the walls below one or more sinks where plumbing pipes pass that are not properly sealed.



Kitchen

6: Previous repair exterior wall

Maintenance Item

Observed one or more areas with noticeable previous repairs in the siding.

Recommendation: Contact the seller for more info



South



South



South



South



West

7: Stucco drainage

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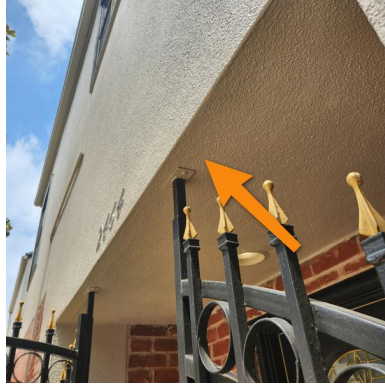
D=Deficient

I NI NP D

Deficiency

Observed there was no drainage for the horizontal portions of the stucco. This can lead to moisture being trapped behind the stucco.

Recommendation: Contact a stucco repair contractor



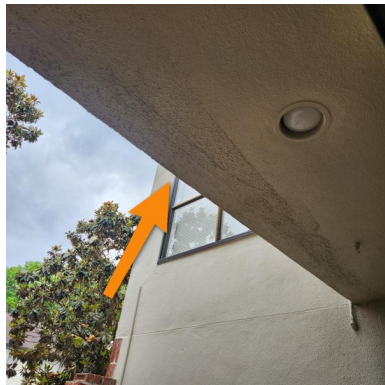
South



East



West



Back Patio

F. Ceilings and Floors

Comments:

The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance.

1: Ceiling damage

Deficiency

Observed holes, cracks, or repaired areas in sheet rock ceilings

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I NI NP D



Garage



Garage



Garage



Master Bedroom

G. Doors (Interior and Exterior)

Comments:

The inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks on interior doors. He will report doors that do not operate properly. Purchaser is advised to replace or re-key all exterior locks upon taking position of the property.

1: Missing/defective hardware

[Maintenance Item](#)

Observed missing, loose, or defective hardware devices on one or more doors.



Master Bedroom

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I NI NP D

H. Windows

Comments:

The inspector will inspect the windows and report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations.

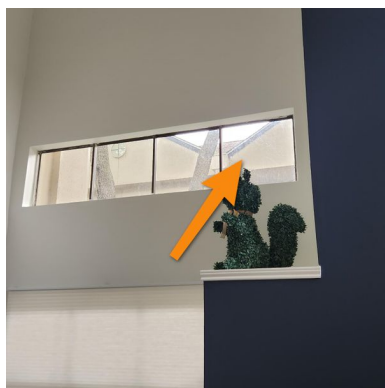
On homes with burglar bars, the inspector will inspect and report any inoperable windows at burglar bar locations of sleeping rooms or inadequate egress areas and other randomly sampled accessible burglar bar locations. He will report locations where functional keyless burglar bars are appropriate.

Window type: Single pane

1: Broken glass

🔴 Deficiency

Observed at least one window with broken glass.



Living Room

2: Broken spring

🔴 Deficiency

Observed at least one window with a broken or damaged spring. The window will not hold itself up safely.



South Bedroom

3: Missing/ damaged screen(s)

🔵 Maintenance Item

Observed one or more window screens are missing, damaged, or bent.

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4: Upstairs low sill height

🔴 Deficiency

Observed upstairs windows with low sill heights that opened more than 4". This can be a fall hazard for children.



Master Bedroom

5: Plastic glazing strips damaged

🔵 Maintenance Item

Observed plastic retaining strips that are loose or damaged on the exterior of one or more windows.



South



South



Master Bedroom

I. Stairways (Interior and Exterior)

Comments:

The inspector will inspect and report any visible deficiencies in interior steps, stairways, balconies and railings. He will report any spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all steps, stairways, balconies and railings.

1: Handrail ends

🔴 Deficiency

Observed the handrail does not return to the wall at the ends of the handrail as required by current building standards.

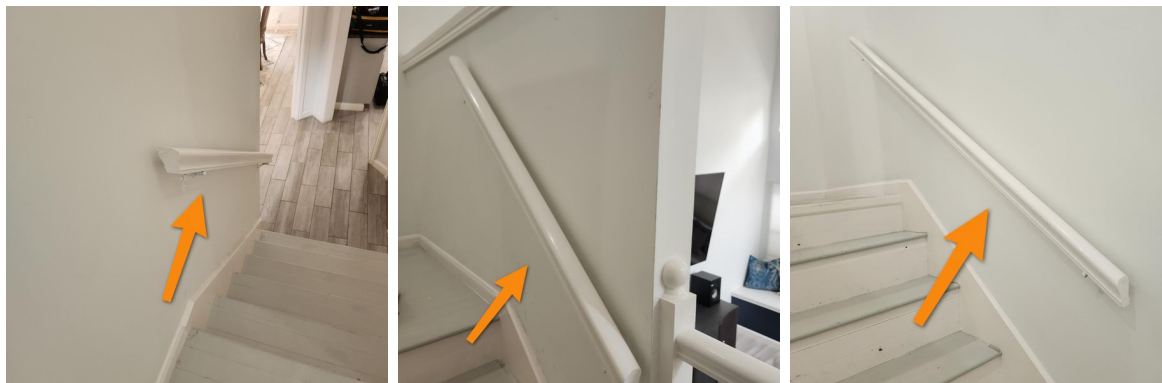
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J. Fireplaces and Chimneys

Comments:

The inspector will describe and inspect each fireplace and chimney. He will report the build up of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report dampers that do not operate. He will report the absence of a non-combustible hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of fire stopping at accessible attic penetrations of the chimney flue.

*The inspector will report a gas log lighter valve that leaks gas or does not function. He will report deficiencies in the circulating fan. He will report any deficiencies in the combustion air vent, chimney coping, chimney crown, cap or spark arrestor. The inspector will not make a determination of the adequacy of the draft or perform a chimney smoke test. **Fireplaces with gas appliances should have the damper blocked open, so that unseen harmful gases can exhaust out the chimney and not into the home.*

Fireplace information: Prefabricated insert, Metal flue

Chimney observed from: Drone, Ground

1: Damper Will Not Stay Shut

🔴 Deficiency

K. Porches, Balconies, Decks, and Carports

Comments:

The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. He will report spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade. The inspector will inspect walkways, patios and driveways leading to the dwelling entrance and report any deficiencies. The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.

1: Cracked Exterior Floor

🔵 Maintenance Item

Porch, garage or balcony exterior flooring shows signs of cracking. These did not appear to be structurally significant at this time but should be checked periodically for any changes

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Balcony

2: Previous Repair

🟡 Deficiency

Recommendation: Contact a qualified professional.



Garage

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The inspector will describe the visible wiring type, the amperage rating of the service and the locations of the main disconnect. He will inspect the service entrance cables and report deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weatherheads. He will report a drop, weatherhead or mast that is not securely fastened to the structure or support. He will report electrical gutters and sub panels that are not properly bonded and grounded. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property.

The inspector will report deficiencies in the type and condition of the wiring in the panels, the sizing of listed equipment of over current protection and conductors (when power requirements for listed equipment are readily available and breakers are labeled). He will report a panel that is installed in a hazardous location, such as a clothes closet. He will report the lack of a main disconnect. He will report accessible main or sub panels that are not secured to the structure or are not appropriate for their location. He will report panels that do not have dead front covers in place and those that use improper fasteners or have knockouts that are not filled. He will report conductors that are not protected from the edges of metal panel boxes and trip ties that are not installed on labeled 240-volt circuits.

Service Entrance Wiring: Underground

Location of Main Panel(s):

Garage

Amperage rating for main service disconnect: 60 Amps

Type of Feeder Wires found in main and sub panels: Aluminum

1: Improper ground clamp

 Maintenance Item

Observed the grounding clamp is not the approved "acorn" type.



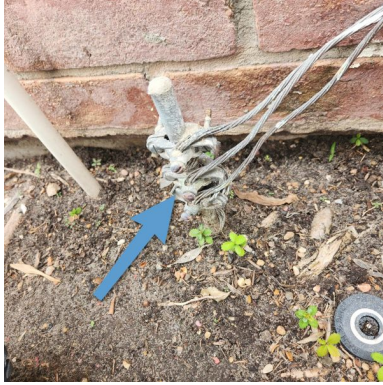
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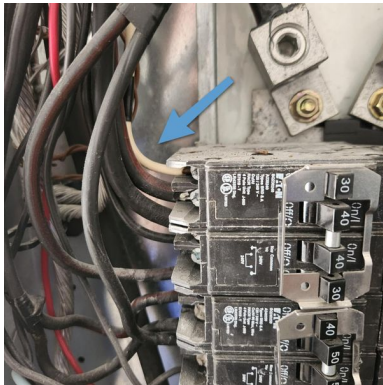
I NI NP D



2: White wires

 Maintenance Item

Observed white wires coming off of some of the breakers. Current building standards state the "hot" leads can be any color except white or green so as not to be confused with neutral and ground wires. The wiring should be marked in some manner.



3: Arc-fault protection

 Deficiency

Arc-fault protection was not present on all circuits required by current building standards. These locations may have not been required at the time of construction but are still required to be noted by the inspector.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Grounded 3 conductor

Comments:

The inspector will describe the type of branch circuit wiring and inspect the system. He will report deficiencies in exposed wiring, wiring terminations, junctions and junction boxes. He will report conduit that is not terminated securely or the absence of conduit in appropriate locations. If branch circuit aluminum wiring is discovered in the main or sub panels, he will inspect a random sampling of accessible receptacles and switches and report inappropriate connections.

The inspector will inspect accessible receptacles and report receptacles without power, receptacles with incorrect polarity or three-prong receptacles that are not grounded. He will report evidence of arcing or excessive heat. He will report receptacles that are not secured to the wall or covers that are not in place. He will report the lack of Ground Fault Circuit Interrupter protection, Ground Fault Circuit Interrupter

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protection devices that are not properly installed or do not operate properly.

The inspector will operate all accessible wall and appliance switches and report switches that do not operate. He will also report switches that are damaged, switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. He will report the lack of disconnects in appropriate locations.

The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures. He will report appliances that are not properly bonded and grounded. He will report the improper use of extension cords.

Doorbell was functioning at the time of the inspection.:

Smoke Detectors: 1 smoke detector units were observed in the house -

Units were tested by pushing the self contained test push button on each unit where they were accessible.

Smoke Detectors:

Full functional inspection of monitored fire alarm system is outside the scope of this inspection, and was not checked.

Recommend smoke alarms inside and outside each sleeping area and on each floor and periodic replacement of the batteries. Note the inspector may be able to verify some of the smoke detectors are interlocked but he may not be able to verify 100% of the detectors are interlocked.

Most smoke detectors/alarms will begin to "chirp" intermittently as a signal that its battery needs to be changed.

Most smoke detectors/alarms have a useful life of between 7 and 10 years. (If you do not know when a given detector/alarm has been installed, put in a new one, write down and save the date so you will know when to replace it.

Check with the manufacturer to determine the expected life of the unit as well as maintenance and test procedures for your particular unit.

1: Carbon Monoxide Detector Missing

🔴 Deficiency

Carbon monoxide detector is not present at time of inspection. Recommend installation before occupying.

2: Smoke detector missing

🔴 Deficiency

All Bedrooms

Observed there were no smoke detectors in some locations as required.

3: Light Inoperable

🔴 Deficiency

One or more lights are not operating. New light bulb possibly needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Balcony

4: Damaged outlet/switch

⊖ Deficiency

Observed a damaged outlet/switch in at least one location.



Back Patio

5: Ungrounded outlet

⊖ Deficiency

Observed at least one electrical outlet that is not properly grounded.



South

6: Dryer 3-prong

I=Inspected

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I NI NP D

🔴 Deficiency

The three prong receptacle installed in the laundry room is an older style outlet. If a newer electric dryer will be used this receptacle should be replaced by a newer four prong outlet.

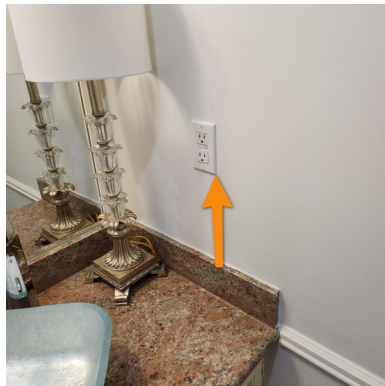


Garage Laundry

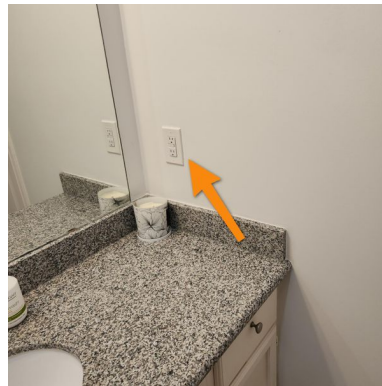
7: No power

🔴 Deficiency

Observed at least one outlet with no power.



1st Floor Bathroom



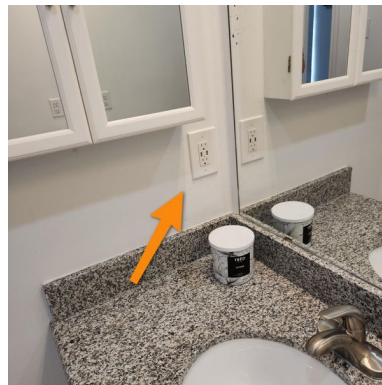
2nd Floor Hall Bathroom



Balcony



Master Bathroom



Master Bathroom

C. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

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NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Comments:

The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

He will inspect and report electric furnaces that do not operate and plenums that are not free of improper and hazardous conditions. The inspector will report a furnace that he determines to be inaccessible.

The inspector will inspect gas furnaces and report the general condition of the burner compartment and any deficiencies in the burner, draft and termination of the vent pipe. He will also report units that display flame impingement, uplifting flame, improper flame color or excessive scale buildup. He will report inadequate clearance from combustible material, the lack of combustion and draft air, an inappropriate location or evidence of forced air in the burner compartment. The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection.

The inspector will report deficiencies in the installation and visible components of the flue system. He will report flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue vent systems.

The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, and inaccessible valves.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. He will not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances. He will not determine the efficiency or adequacy of a system.

Branch line: Iron/flex

Heating Unit:

Make: Combination Unit with AC Evaporator.

Furnace(s) were partially accessible.:

No deficiencies observed at the time of the inspection.:

B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:

*The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. ****Note:** units not within normal temperature range should be evaluated by a licensed HVAC technician. He will report any noticeable vibration of the blower fan and any deficiencies in the drainage of the condensate drain line and secondary drain line. He will report pipes made of inadequate material and primary drainpipes that visibly terminate in a sewer vent. He will also report safety pans that are blocked with debris or are not appropriately sized for the evaporator coil.*

The inspector will inspect return chases and plenums for hazardous conditions and report the lack of

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

I NI NP D

insulation on refrigerant pipes and primary condensate drain lines. He will report a condensing unit that does not have adequate clearance and air circulation. He will report deficiencies in the condition of the fins, location, levelness and elevation above ground surfaces. He will also report conductors and over-current protective devices that are not appropriately sized for the cooling system.

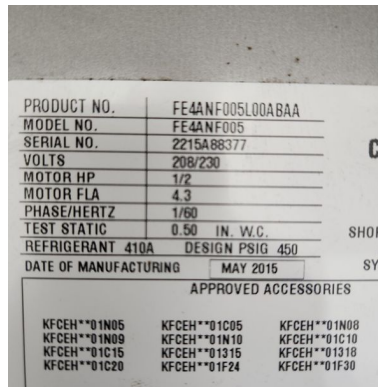
The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system.

A/C Unit:

Condensing Unit
Make: 2015 Carrier

Evaporator Coil

Temperature Differential: 17 degrees.
Normally expected temperature is between 15 and 22 degrees Fahrenheit.
Make: 2015 Carrier



1: Caulk disconnect box

Maintenance Item

Observed the disconnect box is not properly caulked across the top and down the sides.



South

C. Duct Systems, Chases, and Vents

Comments:

I=Inspected

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I	NI	NP	D
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The inspector will inspect the visible components of the duct system and report improper materials, improperly sealed ducts or improper routing of duct, duct fans, filters, ducting and insulation.

The inspector will not determine the efficiency, adequacy or capacity of the systems. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. He will not operate venting systems unless the ambient air temperatures (less than 60degrees) or other circumstances are conducive to safe operation without damage to the equipment.

Filter Sizes:
12x24x1

1: Duct Damaged

🔴 Deficiency

Air supply duct was damaged.



D. Other

Comments:

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I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Unknown

Location of Main Water Supply Valve : Side exterior
East Exterior Wall



Types of water supply lines: Copper
Static Water Pressure Reading: 56 psi



Comments:

The inspector will describe the supply system piping and inspect the plumbing system, including drain and sump pumps. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report the location of visible water shut-off valves. He will report incompatible materials visible in the connecting devices between differing metals in the supply system. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply.

The inspector will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will report deficiencies in the installation and identification of the hot and cold faucets. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures. He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.

We recommend the use of high pressure “no burst” style water supply hoses for the clothes washer to reduce the potential of water damage.

I=Inspected

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D=Deficient

I NI NP D

No deficiencies observed at the time of the inspection.:

B. Drains, Wastes, and Vents

Comments:

The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will not inspect for sewer clean-outs. He will inspect the shower enclosure for leaks. Note: A 24-hour shower pan test and hydrostatic pressure testing of sewer lines is specifically excluded. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. He will also report mechanical drain stops (if installed) that are missing or do not operate on sinks, lavatories and tubs. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system.

This inspection does not include fire sprinkler systems, water-conditioning equipment, waste ejector pumps, water mains, private sewer systems, water wells or solar water heating systems.

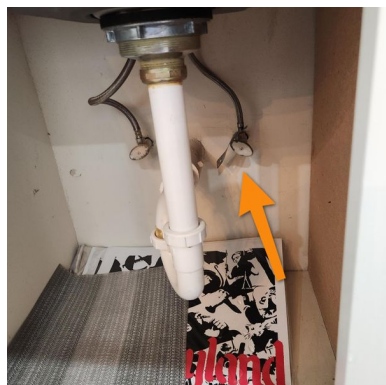
Notice: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled-to-capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from qualified, licensed plumbers. **Further testing and inspection of the sewer line is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance. Otherwise, you are accepting this drain waste system on an "as is" basis and may find repairs necessary in the future.**

Type of material used for waste lines: PVC

1: Leaks - sink

🟡Deficiency

Observed at least one sink leaks under the unit.



Bar

2: Drain stopper

🟡Deficiency

Observed the tub drain stopper is not functioning as intended or was missing.

I=Inspected

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D=Deficient

I	NI	NP	D
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2nd Floor Hall Bathroom

C. Water Heating Equipment

Energy Sources: Electric

Comments:

The inspector will describe the type of water heater and its energy source and inspect each unit. He will report fittings that are leaking or corroded. He will report broken or missing parts, covers or controls. He will also report the lack of a safety pan and drain line, where applicable. The inspector will report an unsafe location or installation.

The inspector will report deficiencies in the burner, the flame and burner compartment, the operation of heating elements and the condition of wiring. He will report any deficiencies the condition of the draft, draft diverter, draft hood, vent piping, proximity to combustibles and vent termination point. He will report inadequate combustion and draft air. He will report gas water heaters that are using improper materials for the gas branch line or the connection to the unit. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

The inspector will report deficiencies in the installation and visible components of the flue system. He will report flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue vent systems.

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices, heating elements, switches and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation on water heaters that are located in the garage or in rooms or closets that open into the garage.

*The inspector will operate the temperature and pressure relief valve when the operation will not cause damage to persons or property as reasonably determined by the inspector. He will report a temperature and pressure relief valve that does not operate when the valve is of an operable type. Note: most water heater manufacturers require that temperature and pressure relief valves be operated / tested at least annually. This is to help ensure the waterway stays clear of naturally occurring mineral deposits that have a tendency to render the temperature and pressure relief valves inoperative. He will also report deficiencies in piping material; piping that lacks gravity drainage, improperly sized piping or piping that lacks a correct termination. **As a general rule the average life expectancy of a water heater is between 8 and -12 years with reasonable care.***

Water Heater Information:

Number of units: 1

Manufacture date: 2014

Location: Garage

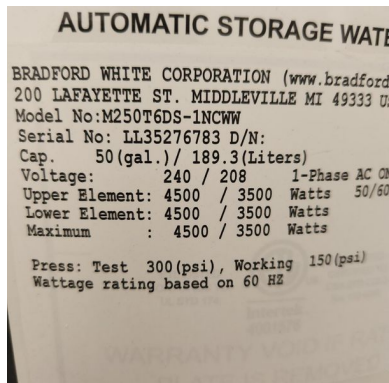
I=Inspected

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I NI NP D



Gas shut of valve: Present, Accessible

Capacity: 50 - Gallons

1: TPRV sticking

⊖ Deficiency

This valve is used if the water heater ever gets too hot or builds up too much pressure. As the valves get older, they can get stuck. The inspector attempted to test it but it did not move freely and can get stuck in the open position if forced open, requiring the water supply to be shut off to the water heater. Recommend replacing the T&P relief valve at this time or having it checked by as licensed plumber.

2: Water heater age

⊖ Deficiency

Observed the water heater(s) is beyond the normal service life of 8-12 years.

Recommendation: Contact a qualified plumbing contractor.

D. Hydro-Massage Therapy Equipment

Comments:

The inspector will inspect the unit and report if it does not operate or is inaccessible. He will report evidence of leaks under the tub if the access cover is available and accessible. He will report an inaccessible or absent cover. He will report deficiencies in the ports, valves, grates and covers. He will report switches that are not in a safe location or do not operate. He will also report a unit that lacks a Ground Fault Circuit Interrupter (GFCI) or has an interrupter that does not operate. The inspector will not determine the adequacy of self-draining features of the circulation system.

F. Gas Distribution Systems and Gas Appliances

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

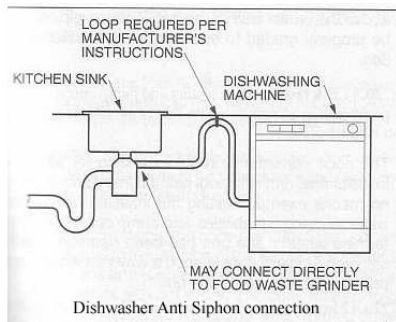
Comments:

The inspector will operate the unit in the normal mode with the soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser. He will report units that are not securely mounted to the wall and door springs that do not operate properly. He will report any interior signs of rust or water leaks. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.

1: Missing air break

➔Deficiency

Observed the unit does not have the sink mounted air break or a high loop in the drain line. This can lead to dirty water flowing back to the dishwasher and causing bad odors.



B. Food Waste Disposers

Comments:

The inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.

1: Rust

➔Deficiency

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I NI NP D

Observed the unit has rust on the face plate inside the drain and can eventually allow water to penetrate to the electrical motor and leak into the cabinet.



C. Range Hood and Exhaust Systems

Comments:

The inspector will report as in need of repair the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter; vent pipe, light and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of re-circulating type or configuration.

Vent: Vents to exterior

No deficiencies observed at the time of the inspection. :

D. Ranges, Cooktops, and Ovens

Comments:

The inspector will operate each range or cook top and report any broken or missing knobs, elements, drip pans or other parts. He will report deficiencies in the signal lights and elements or any burners that do not operate at low and high settings. He will report inadequate clearance from combustible material and the absence of applicable anti-tip devices.

The inspector will operate each oven and report any broken or missing knobs, handles, glass panels, door hinges, door springs, lights, light covers or other parts. He will report an oven that is not securely mounted. He will report heating elements and thermostat sensing elements that are not properly supported. He will report inadequate clearance from combustible material. He will also report deficiencies in lighting, door gasket, and tightness of closure, operation of the latch and operation of the heating elements or burners. He will inspect the operation of the clock, timer and thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

Type of Range: Electric

Type of Oven: Electric

Oven temperature when set to 350 degrees: 359

No deficiencies observed at the time of the inspection. :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:

The inspector will operate the unit and report any broken or missing knobs, handles, glass panels or other parts. He will report a unit that is not securely mounted or does not operate. He will report any deficiencies in the lights, door or door seal. The inspector will not test for radiation leakage.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.

1: Improper Venting

[Maintenance Item](#)

Vents terminate improperly at the soffit or inside attic and should be vented to exterior.



G. Garage Door Operators

Comments:

The inspector will operate the overhead garage door manually and by an installed automatic door control. He will report deficiencies in the installation, condition and operation of the garage door operator. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled. He may not test or inspect hand held remote control units.

1: Eyes too high

[Maintenance Item](#)

Observed the electric eyes are too high off the concrete floor. The eyes should be placed at or between 2 inches and 6 inches from the concrete floor.

I=Inspected

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D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

The inspector will inspect the visible components of the system and report deficiencies in materials or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly. We recommend periodic cleaning of the dryer vent to reduce the potential risk of fire caused by the build up of lint.

1: Lint

 Deficiency

Observed excessive lint in the vent indicating a possible blockage. Recommend professional cleaning of the duct system prior to use.

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NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

The inspector will operate all zones or stations on the system in the manual mode. He will not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of backflow prevention. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will report surface water leaks, deficiencies in water flow or pressure at the circuit heads, the absence or improper installation of backflow prevention and the absence of a shut-off valve. He will report deficiencies in the operation of each zone, associated valves and spray heads.

Location of shutoff valve:

East Exterior Wall



Control panel location:

South Exterior Wall

1: Control Panel Locked

🔴 Deficiency

Observed control panel was locked. System was not tested. Inquire if the system is controlled by the HOA.



Additional Photos:

This section is for additional photos the Inspector took during the inspection. They do not pertain to any particular deficiency and most are taken as secondary documentation of the property at the time of the inspection or for internal company quality control purposes.

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I	NI	NP	D
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