Sample 4-Plex

Prepared for: Your Name Here

Inspector: Jeff Prokaski TREC# 9866
Phone 512-731-0513

Prokaski Home Inspections

Prokaski Home Inspections
8403 Millway Dr.
Austin, TX 78757

Jeff Prokaski TREC License #9866
Phone: 512-731-0513

Inspection Date
00/00/2014

Customer Invoice

CUSTOMER NAME: Your Name Here

PROPERTY INSPECTED: Sample 4-Plex

Description	Amount
Inspection	
Paid with credit card	

TOTAL

Thank you for your trust

Payment of this invoice is due upon receipt.

PROPERTY INSPECTION REPORT

Prepared For: Your Name Here
(Name of Client)

Concerning: Sample 4-Plex
(Address or Other Identification of Inspected Property)

By: Jeffrey Kent Prokaski TREC #9866
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.
To view the TREC Standards of Practice, please visit www.trec.state.tx.us/pdf/inspectors/535.227-535.233.pdf

PHI does not test for Asbestos, Radon gas, Lead based paints, or Mold. If you have any concerns with any of these items, we recommend further review by a specialist in the Air Quality Field.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION CONTRACT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and **does not warrant or guarantee all defects to be found**. If you have any questions or are unclear regarding our findings, please call **PHI** prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call to arrange for a consultation. If you choose not to consult on the inspection report, **PHI** cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

Items in each section of the report are inserted in order of observation during the inspection or imaging attachments and are not necessarily listed in order of priority. **The inspector does not prioritize one deficiency over another.**

EDITING ERRORS

Sometimes during the course of transposing information from field notes to the computer-generate report, data can be left out. If such data is found after the report is sent to you, we reserve the right to send you a corrected addendum. This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make the necessary correction and provide you with a replacement page(s).

Report Identification: Sample 4-Plex

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

I	NI	NP	D	Inspection Item

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

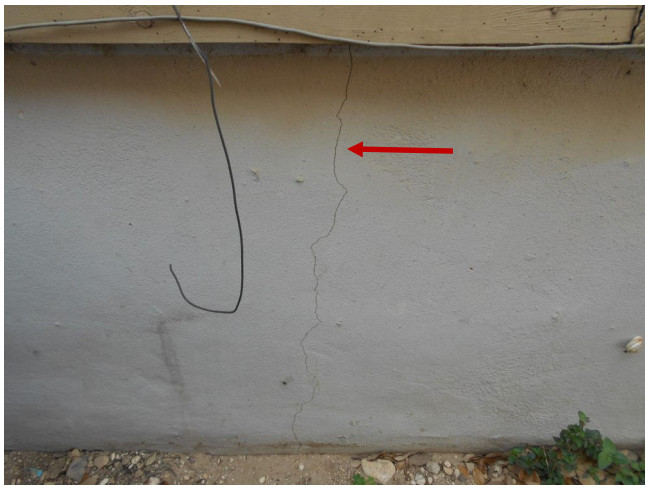
Comments:

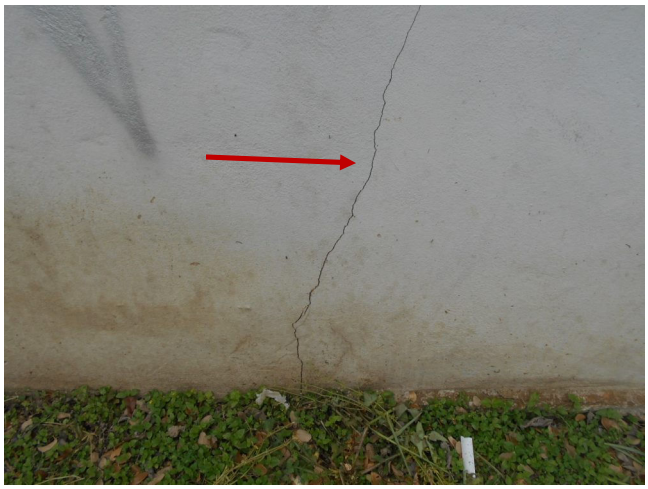
Type of Foundation(s): Slab-on grade

Foundation Performance Opinion:

Substantial foundation cracking was observed along the south and west sides of the home. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A foundation company should be consulted to further evaluate this condition and the remedies available for correction.

This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures.





The soil line is too high at the front of the house. This condition can promote water and insect infiltration. Under today's building standards, there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.

Notice:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** *If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.*

☑ ☐ ☐ ☑ **B. Grading & Drainage**

Comments:

The front yard was observed to slope towards the home. Under today's building standards, the grade away from the foundation walls should fall a minimum of six-inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level about four (4") inches BELOW the foundation edge. French drains may also be used to divert water accumulation.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Comments:

Type(s) of Roof Covering: Asphalt composition shingle

Viewed From: Viewed from ladder at eave

Repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

Notice:

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

☑ ☐ ☐ ☑ **D. Roof Structure & Attic**

Comments:

Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 6-8 inches

Approximate Average Thickness of Vertical Insulation: NA

Note:

An opinion on the performance of the roof covering is not a warranty against future leaks or damage to the roof covering. Active leaks are not visible during an inspection when there is no rain, and all the areas of the attic may not be accessible for inspection.

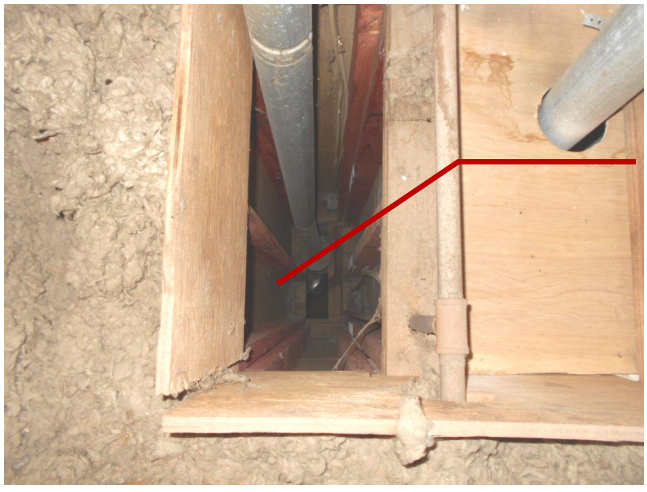
Fascia boards have some deterioration and/or damage on the north and east side of the home.

Damaged gable and roof vent screens should be repaired as needed to prevent vermin entry into the attic space.

Substantial evidence of roof leakage was observed. This condition should be investigated further and repairs made, as necessary.

Insulation improvements in the attic space over unit D are recommended.

Wall cavities in the attic space should be sealed or the interior walls should be insulated.



☑ ☐ ☐ ☑ **E. Walls (Interior & Exterior)**

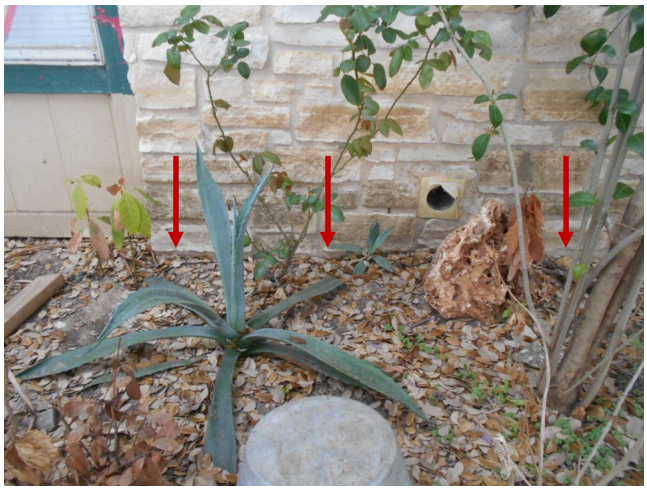
Comments:

The areas around the exterior hose bibs and gas lines should be sealed to prevent water penetration.

Deteriorated siding was observed in various locations. This item will need repair to prevent damage to the structure.

Deteriorated trim boards were observed in many locations. This item will need repair to prevent damage to the structure.

There were no weep holes found at the foundation level at the front of the house. Weep holes allow moisture to drain from the wall cavity due to penetration or condensation. Drilling weep holes post construction is routine and simple for someone with some experience.



Trim boards on the exterior of the home should be sealed as needed to prevent water penetration and possible wood rot.

Damage to the interior finish was observed in various locations and should be repaired.

Water damage and moisture was noted in the living room wall of unit B. The cause for the damage should be determined and repairs undertaken, if necessary, to prevent structural damage.

Under current building standards, in a multi-family dwelling, the separating wall (common wall) is required to extend from the foundation to the roof sheathing. This item was damaged at the time of inspection.

Water damage was noted on the wall in the laundry room below the washing machine valves. The cause for the damage should be determined and repairs undertaken, if necessary, to prevent structural damage.

☑ ☐ ☐ ☑ **F. Ceilings & Floors**

Comments:

Evidence of ceiling patching and water damage was detected in many locations in units A and B. The patching is primarily under plumbing fixture in the upper units. Further investigation is recommended.

☑ ☐ ☐ ☑ **G. Doors (Interior & Exterior)**

Comments:

The furnace door in unit A is not properly sized. This condition allows air from inside the home to enter the furnace closet.

Damaged doors in many locations should be replaced.

The door in many locations should be trimmed or adjusted as necessary to work properly.

Missing door hardware to the furnace closet in unit B should be replaced.

Damaged or non-functional door hardware in various locations should be repaired.

Improperly sized doors were observed in various locations.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

All of the windows in the home have been replaced with Plexi-glass and poorly glazed into the frames. It could not be determined if the windows will leak during wet weather.

Flashing was missing above door and window trims that project from the wall. Flashing should be installed on top of the trim board and behind the wall covering. At a minimum improvement, a quality bead of caulking should be applied to the top trim boards to prevent water penetration.

Window trims on the exterior of the house are in need of re-caulking to avoid water penetration.

A window at the front of unit B is broken.

A window in the north bedroom of unit B is broken.

A window in the breakfast room of unit C is broken.

Window screens where missing.

☑ ☐ ☐ ☑ **I. Stairways (Interior & Exterior)**
Comments:

The stairs at the front of the home should be better braced to prevent movement. Rusting steel should be repaired as needed.

The stairwell balusters and/or spindles are installed to far apart. Under current building standards, guardrails on open sides of stairways, raised floor areas, balconies and porches should have intermediate rails or ornamental closures which do not allow passage of an object more than 4-inches wide. You may consider corrective measures for improved safety.

The height of the stair railing is insufficient. It is recommended that this condition be repaired for improved safety. The stair railing should be between 34 and 36 inches tall.

☐ ☐ ☑ ☐ **J. Fireplace/Chimney**
Comments:

☐ ☐ ☑ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments:

☐ ☐ ☑ ☐ **I. Other**
Comments:

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑

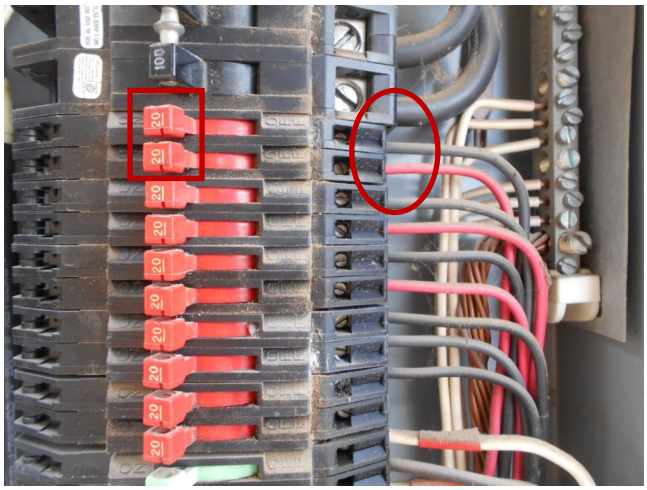
A. Service Entrance and Panels

Comments:

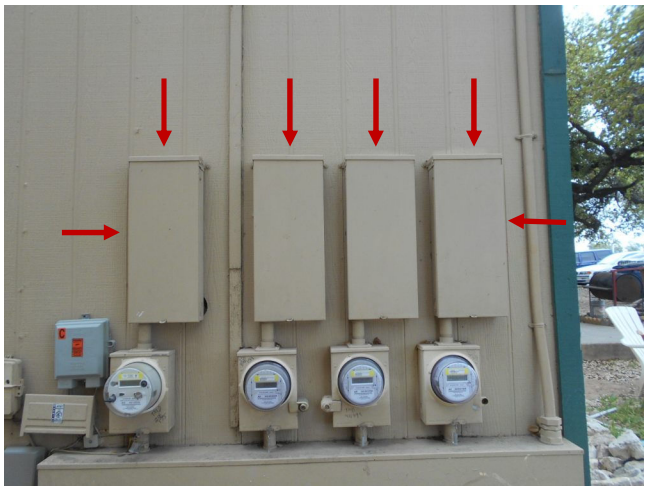
Box rating and or Main Disconnect Rating: All units 100 amps
Panel Location: South side of home

Notice:
There are Sylvania panel boxes in place at the time of the inspection. Older panel boxes with aluminum bus bars are known to have various problems and/or deficiencies. Full evaluation of this panel box is beyond the scope of this inspection. You are encouraged to have the panel box further evaluated by a qualified electrician *prior to closing.*
This panel does appear to be performing at the time of this inspection however I have found there are different opinions with regard to these panels so what any particular electrician may say is beyond me. I believe it is in your best interest to get a second opinion.
For more information please visit http://inspectapedia.com/electric/Zinsco_Failures.htm

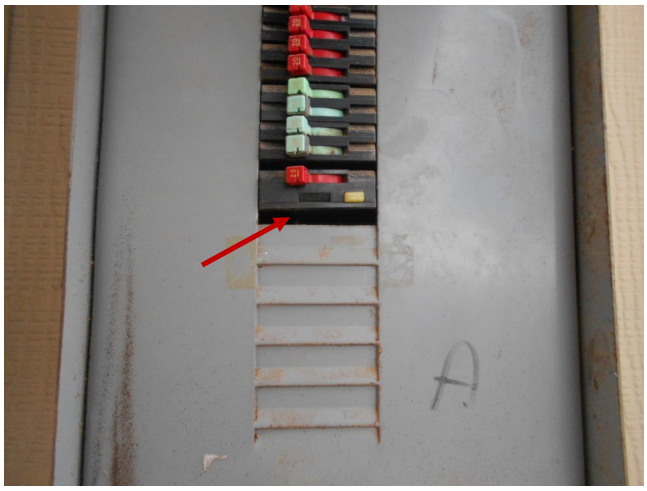
One or more of the breaker trip-ties appear to be missing in the sub panel. The 120V overcurrent devices (breakers) sharing a grounded conductor (Neutral) should be connected together by trip-ties. There is a shock risk even though the breaker may be in the off position. This should be further investigated by a licensed electrician.



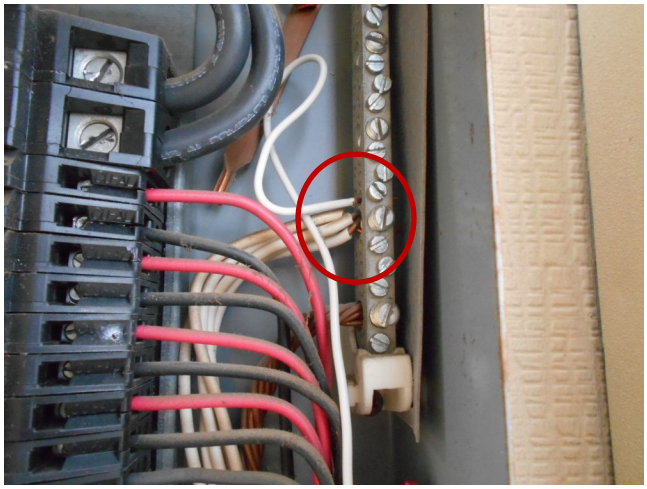
The main panels should be sealed to the structure on the tops and sides, leaving the bottoms open. This will help prevent water penetration behind the panels.



Any openings in the panel covers should be covered.



By today's standards, only 1 wire is permitted per lug in a neutral bus bar.



All of the breakers should be properly labeled.

The neutral wire for a GFCI breaker in unit D's panel was not connected.

Under current building standards, the main gas line to the home is required to be bonded to the main panel. A bonding jumper to the gas piping was not present at the time of inspection. The purpose of bonding jumpers to the metal piping, electric panels, etc. is to allow zero voltage potential to these items.

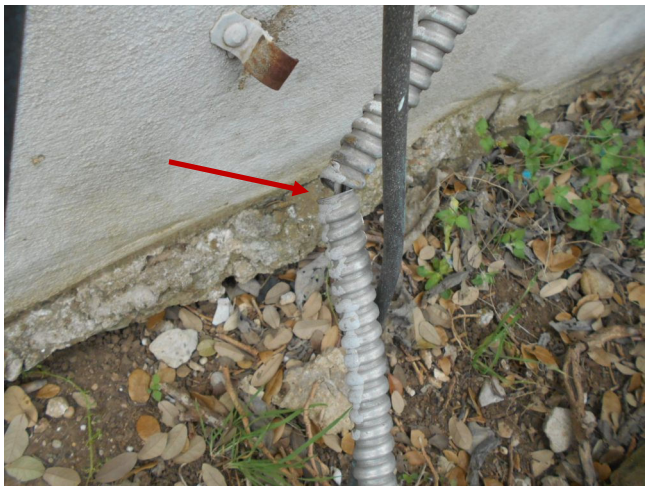
The GFCI breakers for the bathrooms and exterior outlets for units A, B and D are not working.

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

Comments:

Type of Wiring: Copper

Damaged electrical conduit was observed on units A and C's air conditioning systems.



Abandoned wiring in the kitchens from the removed dishwashers should be appropriately terminated.

Outlets are damaged in the west bedroom of unit C. They should be replaced.

Improper electrical connections in the attic should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

Improper electrical connections for the food waste disposer in unit D should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

No ground fault circuit interrupter (GFCI) receptacle(s) were located in the kitchens of all units. Under current electrical standards, all of the kitchen receptacles should be connected to a ground fault circuit interrupter (GFCI) circuit. *The lack of this outlet(s) is a recognized hazard.*

The cover for the light at the front of the house was missing.

The covers for the lights in the living rooms of units A, B and C were missing.

The covers for the lights in the kitchens of unit B and C were missing.

The cover for the light in the bathroom of unit B was missing.

Ungrounded 3-prong outlets in the kitchen of unit A should be improved.

Ungrounded 3-prong outlets in the south bedroom of unit A should be improved.

An ungrounded 3-prong outlet in the bathroom of unit A should be improved.

A ceiling fan in the bedroom of unit B is inoperative.

The ceiling fan in the living room of unit D is inoperative.

Missing outlet cover plates should be replaced.

A random sampling of switches was made. The cover plates were removed and the snap switches were observed to not be grounded. Under current Nation Electrical Code Standards, the electrical snap switches and dimmer switches should have an effective ground. This item should be corrected for reasons of safety.

The door bells were inoperative.

Components of the door bell were found to be damaged.

There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each bedroom, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each level of the home.

The smoke detectors are older. It is recommended that the smoke alarms be replaced after ten years old.

Notice:
In occupied structures; *some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.*
Smoke Detectors Note:
Smoke detectors may not be checked when there is a security system or sprinkler system present. The smoke detectors should be periodically checked and the batteries replaced on a regular basis. Some smoke detectors may not be accessible for inspection. It is recommended that smoke detectors be replaced after ten years old.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Comments:

Unit A Central Heating System
Type of System: Central forced air system
Energy Source: Gas
Location: Hall closet
Manufacturer: Goodman
Manufacturing Date / 2006

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Unit B Central Heating System
Type of System: Central forced air system
Energy Source: Gas
Location: Hall closet
Manufacturer: Payne
Manufacturing Date / 2001

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

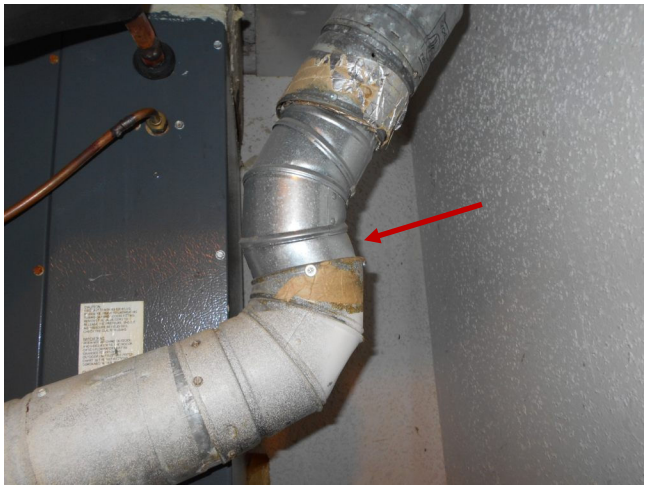
Unit C Central Heating System
Type of System: Central forced air system
Energy Source: Gas
Location: Hall closet
Manufacturer: Goodman
Manufacturing Date / 2001

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Unit D Central Heating System
Type of System: Central forced air system
Energy Source: Gas
Location: Hall closet
Manufacturer: Goodman
Manufacturing Date / 2006

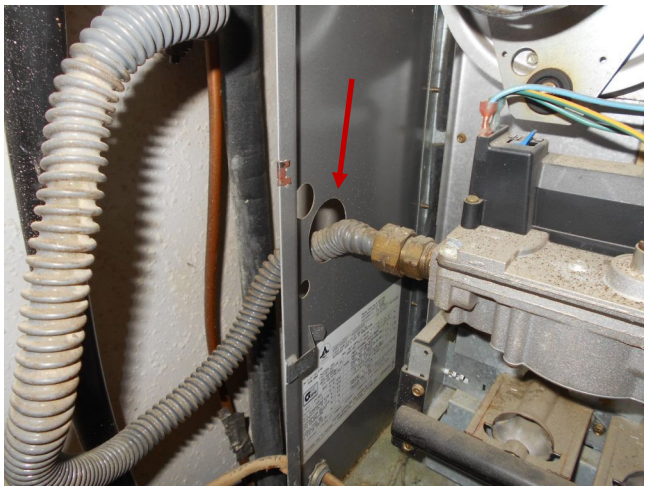
This system should be checked and serviced by a licensed HVAC technician. The findings to support the rendering of this opinion are listed, but not limited to the items below.

It is recommended that the connections of the water heater venting system in unit D be improved. The connections were improperly assembled and are leaking carbon monoxide into the cabinet.



General comments

The gas supply flex connectors were observed to be passing through the heating unit cabinets. Ridged piping should be extended to outside the housings and the flex lines connected at that point. The soft metal lines can come in contact with the sharp metal edges of the cabinets causing leaks in the lines.



There is an insufficient supply of upper and lower combustion air for the heater closets. Combustion air should come from the exterior of the home. Installing vent tubes is highly recommended for safety reasons. Recommend further review by a licensed HVAC or plumbing company.

Brass gas supply connectors were observed at the heating equipment in units B, C and D. Brass is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas supply flex connector.

The dirty air filters should be replaced.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Comments:

As is not uncommon for homes of this age, the air conditioning systems are older. They may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Unit A Central Cooling System
Today's temperature differential: 17 Degrees Acceptable low
Approximate system size: Two Ton
Type of System: Central forced air system
Manufacturer: Trane
Manufacturing Date / 1984

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Unit B Central Cooling System
Today's temperature differential: 14 Degrees Low; Needs Servicing
Approximate system size: Two Ton
Type of System: Central forced air system
Manufacturer: Duroguard
Manufacturing Date / 1996

This system should be checked and serviced by a licensed HVAC technician. The findings to support the rendering of this opinion are listed, but not limited to the items below.

The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

Unit C Central Cooling System
Today's temperature differential: 24 Degrees Acceptable high
Approximate system size: Two Ton
Type of System: Central forced air system
Manufacturer: Heil
Manufacturing Date / 2000

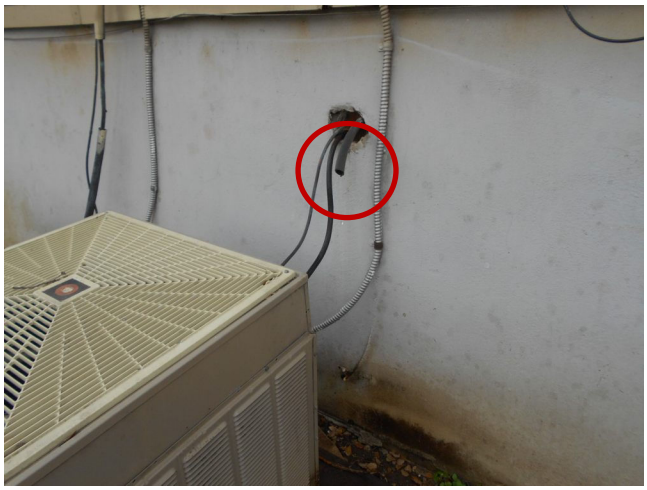
This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Unit D Central Cooling System
Today's temperature differential: 22 Degrees Acceptable
Approximate system size: One and 1/2 Ton
Type of System: Central forced air system
Manufacturer: Goodman
Manufacturing Date / 2007

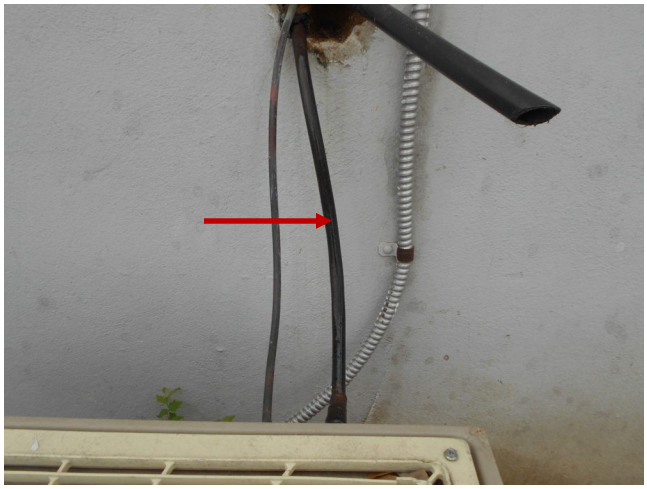
This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

General comments

The condensation drain lines, if draining to the exterior, should terminate a minimum of five feet from the foundation.



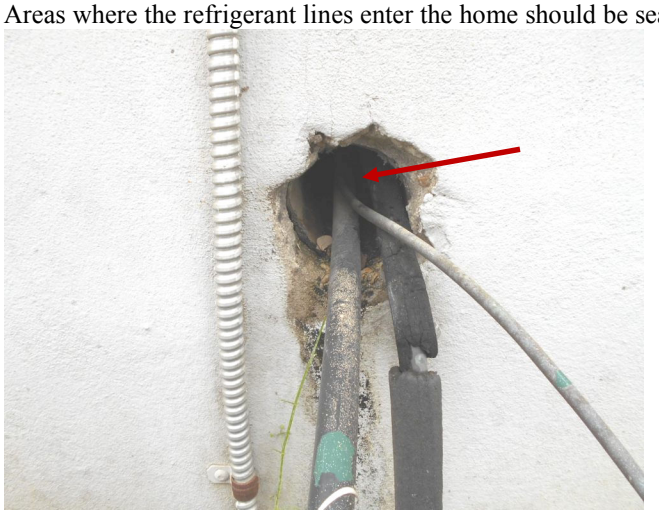
Damaged insulation on refrigerant lines should be repaired. This will help with the efficiency of the systems.



The fins of the outdoor portion of unit C's air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

The outdoor units of the air conditioning system for units A and C are out of level. This should be improved.

Areas where the refrigerant lines enter the home should be sealed.



There is air leaking where the supply air plenums attach to the air handlers. This improvement is a minor repair and will reduce energy costs.

There is air leaking from a supply air plenum in the attic. This improvement is a minor repair and will reduce energy costs.

The primary condensate drain lines that run off the coil housings should be insulated. This will help prevent moisture from building on the exterior of the drain line and leaking onto the floors or ceilings.

The air conditioning units should be provided with auxiliary drains or a device that will shut off the units in the event the primary drain lines become obstructed.

Notice:
Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately ***between 16 to 24 degrees F****. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.*

☑ ☐ ☐ ☑ **C. Duct System, Chases, and Vents**

Comments:

There is insufficient clearance between the furnace and water heater exhaust flues and combustible materials in several locations. *This is a fire hazard.* It is generally recommended that a one (1) inch clearance be maintained. This condition should be evaluated and repaired by a qualified licensed heating technician.

The duct insulation covering in the attic is damaged and pulling loose. Repair or replacement will be needed. An HVAC company should be consulted.

Duct cleaning is recommended.

IV. PLUMBING SYSTEM

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

Comments:

Location of water meter: At street
Location of main water supply valve: Meter
The static water pressure for the plumbing system: 65 psi *Normal* 40-80 psi.
Location of gas meter: South side of home
Gas: Natural gas

A hose bib handle is missing and should be replaced.

The bathroom sinks in units A and B are damaged and is in need of repair or replacing.

The tile bathtub enclosures have been poorly repaired. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).

The supply valve covers and faucets for the showers should be sealed to the tile enclosures.

The floor around to the toilets in units C and D show evidence of water damage and weakening. This condition should be repaired before further structural damage occurs.

A supply valve handle in the kitchen of unit D is missing and should be replaced.

Tub drain and overflow hardware in unit D is damaged. This should be further investigated and repaired by a licensed plumber.

A supply valve handle in the bathroom of unit D is missing and should be replaced.

The shower hardware in unit A is loose and should be secured.

The tailpiece for the sink in the kitchen of unit A leaks when in use.

Evidence of water damage to the walls adjacent to the bathtub enclosures was observed. The extent of damage is difficult to predict without removing wall coverings. Repairs are not high priority, but may eventually be desired.

Water damage was observed under the sinks in almost every location. These areas should be monitored and repairs made if necessary.

The drain stops for the tubs are missing.

The drain stops for the sinks are missing.

The toilet in unit A was observed to flush slowly at the time of the inspection.

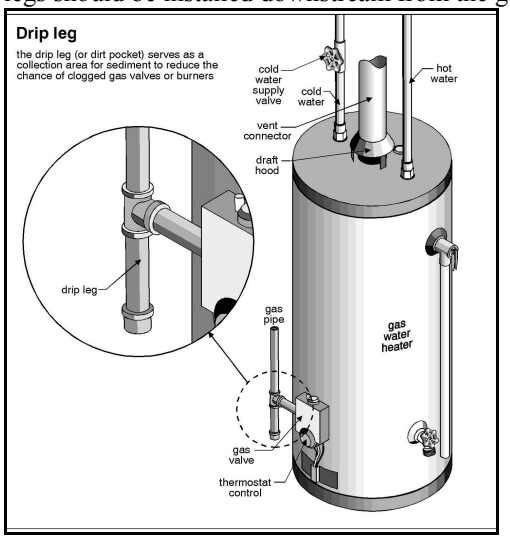
The toilets in units A, B, C and D are loose and should be re-secured.

The shower valves in units A and C were leaking while in use. These leaks do not prevent the valves from operating although do suggest a damaged gasket and can be repaired.

The bathtubs in units B and C were observed to drain slowly, suggesting that an obstruction may exist.

Gas lines

Drip legs were not present at the water heater and furnace connections. Under current building standards, drip legs should be installed downstream from the gas shut-off valve and as close to the equipment inlet as possible.



The gas lines should be labeled for each unit.

Notice:

The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

Gas Scope:

The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

Specific Limitations for gas lines:

The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (underground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber. It is highly recommended to have carbon monoxide detectors installed when a home is using fuel burning appliances. i.e. Water Heaters, Furnaces, cook tops, etc.

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

Comments:

Location of main clean out: Behind home

No visible deficiencies were found at the time of inspection.

Notice:
Reporting the condition of drain, waste and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection.
This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Comments:

The T&P (temperature and pressure) valve was not tested at the time of inspection.

Unit A
Energy Source: Gas
Capacity: 30 Gal
Location: Living room
Manufacturing Date / 1998

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Unit B
Energy Source: Gas
Capacity: 40 Gal
Location: Living room
Manufacturing Date / 2011

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Unit C
Energy Source: Gas
Capacity: 40 Gal
Location: Living room
Manufacturing Date / 2007

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Unit D
Energy Source: Gas
Capacity: NA
Location: Living room
Manufacturing Date / NA

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

General comments

There is an insufficient supply of upper and lower combustion air for the water heater closets. Combustion air should come from the exterior of the home and not from the interior. Installing vent tubes is highly recommended for safety reasons. Recommend further review by a licensed HVAC or plumbing company.

A safety pans and drains were not present for the water heaters in units A and B. This should be repaired by the installation of a pan with a drain that terminates to the exterior of the home.

Under today's standards the hot and cold water supply lines for water heaters should be insulated within five feet.

The "draft diverter" of the water heater venting system in unit C is configured in such a way that it could allow spillage of exhaust products. *This is a potential safety concern that should be addressed promptly*.

A brass gas supply connector was observed at the water heating equipment in unit D. Brass is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas supply flex connector.

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☐ ☐ ☑ ☐ **E. Other**
Comments:

V. APPLIANCES

☑ ☐ ☐ ☑ **A Dishwasher**

Comments:

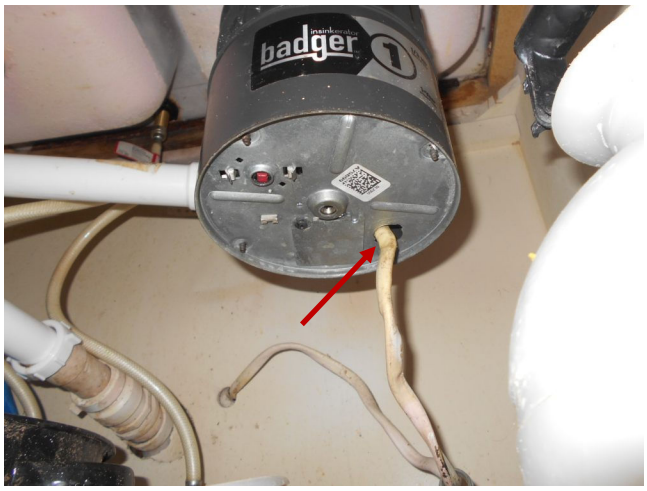
The dishwasher in unit D is inoperative and should be repaired or replaced.

The dishwasher door in unit D is damaged and should be repaired.

☑ ☐ ☐ ☑ **B. Food Waste Disposer**

Comments:

Cable clamps (sometimes referred to as bushings or grommets) should be provided for the wiring on the food waste disposers. Cable clamps serve to protect the wiring from the metal edges of the openings.



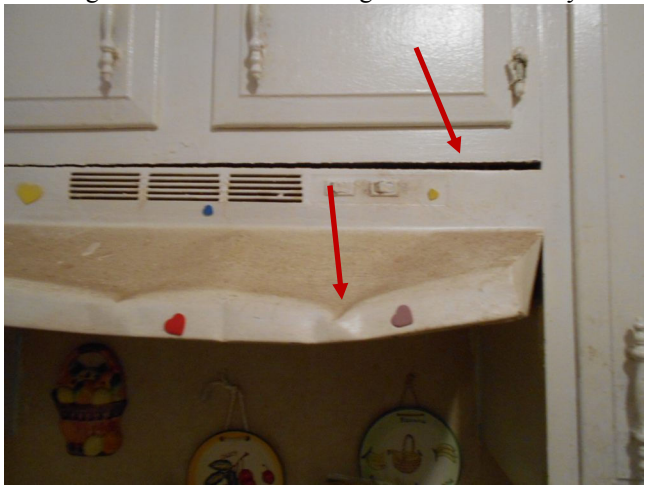
By today's standards the wiring leading to the food waste disposer should be a flexible plug in type or protected by conduit.

The food waste disposer in unit C is inoperative.

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

Comments:

The range hood in unit B is damaged and not securely mounted.



The range hood grease filters are missing in all units and should be replaced.

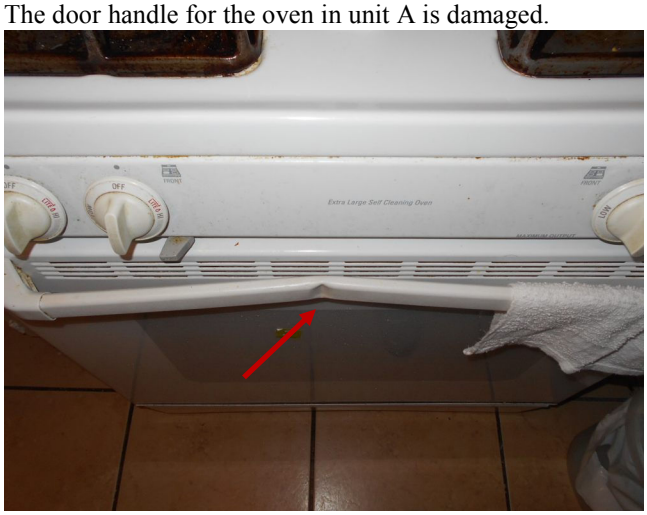
The range hood fans in units B and D are inoperative and should be repaired or replaced.

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

Comments:

The gas ranges are older units. While replacement is not needed right away, it would be wise to budget for new ranges. In the interim, a higher level of maintenance can be expected.

The door handle for the oven in unit A is damaged.



The range anti-tip prevention devices are not present and/or do not properly function providing a hazardous condition. Children are prone to use range and/or oven door as a step stool, which can tip the range resulting in a serious injury. This improvement is simple and the clip can be purchased at most hardware stores.

The rear burner in unit A is missing the cover and will not operate.

Two burners on the gas range in unit C are inoperative and in need of repair.

The oven in unit D is inoperative and is in need of repair.

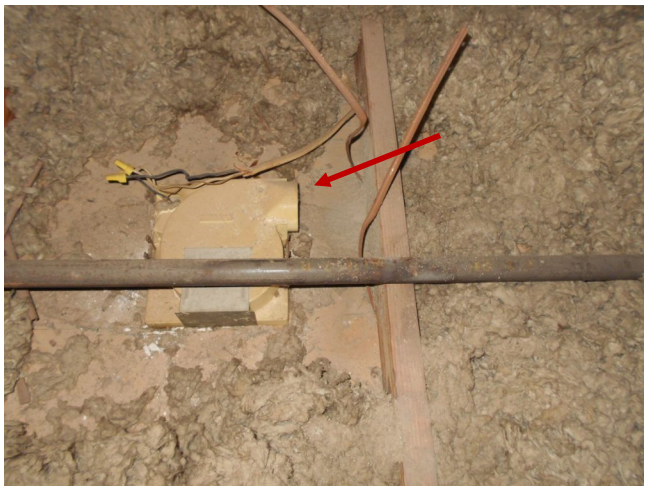
☐ ☐ ☑ ☐ **E. Microwave Oven**

Comments:

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

Comments:

The bathroom exhaust fan in the upper units should be repaired so as to discharge to the building exterior.



By today's standards, exhaust fans or an operable window is required in bathrooms to expel steam. These items were missing in the lower units.

☐ ☐ ☑ ☐ **G. Garage Door Operators**

Comments:

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

Notice:
Operation of the dryer vent operation can not be determined during this inspection. The dryer vent will be visually inspected, where available and observed deficiencies will be reported below.

The clothes dryer exhaust vents are damaged or missing and should be replaced.

☐ ☐ ☑ ☐ **I. Other**

Comments:

VI. OPTIONAL SYSTEMS

☐ ☐ ☑ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

☐ ☐ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

Type of Construction

☐ ☐ ☑ ☐ **C. Other**

Comments:

COPY OF INSPECTION CONTRACT PREVIOUSLY SIGNED

I. **Scope of Services**

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

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

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

1. The item is performing its intended function at the time of the inspection;

2. The item is in need of replacement or repair; or

3. Further evaluation by an expert is recommended.

II. **Inspection Report**

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

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

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

III. **Disclaimer of Warranties**

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

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;

2. That any of the items inspected are designed or constructed in a good and workmanlike manner;

3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and

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

IV. **LIMITATION OF LIABILITY**

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, **Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client**.

V. **Dispute Resolution**

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

VI. **Attorney's Fees**

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

VII. **Exclusivity**

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

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

Client Signature: _____Date: _____

Address of Inspection: _____

ADDENDUM: REPORT SUMMARY

The following is an itemized list copied from the main body of the report. Some items may need to be budgeted for over the short term. Other improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Foundations

Foundation Performance Opinion:

Substantial foundation cracking was observed along the south and west sides of the home. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A foundation company should be consulted to further evaluate this condition and the remedies available for correction.
This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures.

The soil line is too high at the front of the house. This condition can promote water and insect infiltration. Under today's building standards, there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.

Grading & Drainage

The front yard was observed to slope towards the home. Under today's building standards, the grade away from the foundation walls should fall a minimum of six-inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level about four (4") inches BELOW the foundation edge. French drains may also be used to divert water accumulation.

Roof Covering Materials

Repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

Roof Structure & Attic

Fascia boards have some deterioration and/or damage on the north and east side of the home.

Damaged gable and roof vent screens should be repaired as needed to prevent vermin entry into the attic space.

Substantial evidence of roof leakage was observed. This condition should be investigated further and repairs made, as necessary.

Insulation improvements in the attic space over unit D are recommended.

Wall cavities in the attic space should be sealed or the interior walls should be insulated.

Walls (Interior & Exterior)

The areas around the exterior hose bibs and gas lines should be sealed to prevent water penetration.

Deteriorated siding was observed in various locations. This item will need repair to prevent damage to the structure.

Deteriorated trim boards were observed in many locations. This item will need repair to prevent damage to the structure.

There were no weep holes found at the foundation level at the front of the house. Weep holes allow moisture to drain from the wall cavity due to penetration or condensation. Drilling weep holes post construction is routine and simple for someone with some experience.
Trim boards on the exterior of the home should be sealed as needed to prevent water penetration and possible wood rot.

Damage to the interior finish was observed in various locations and should be repaired.

Water damage and moisture was noted in the living room wall of unit B. The cause for the damage should be determined and repairs undertaken, if necessary, to prevent structural damage.

Under current building standards, in a multi-family dwelling, the separating wall (common wall) is required to extend from the foundation to the roof sheathing. This item was damaged at the time of inspection.

Water damage was noted on the wall in the laundry room below the washing machine valves. The cause for the damage should be determined and repairs undertaken, if necessary, to prevent structural damage.

Ceilings & Floors

Evidence of ceiling patching and water damage was detected in many locations in units A and B. The patching is primarily under plumbing fixture in the upper units. Further investigation is recommended.

Doors (Interior & Exterior)

The furnace door in unit A is not properly sized. This condition allows air from inside the home to enter the furnace closet.

Damaged doors in many locations should be replaced.

The door in many locations should be trimmed or adjusted as necessary to work properly.

Missing door hardware to the furnace closet in unit B should be replaced.

Damaged or non-functional door hardware in various locations should be repaired.

Improperly sized doors were observed in various locations.

Windows

All of the windows in the home have been replaced with Plexi-glass and poorly glazed into the frames. It could not be determined if the windows will leak during wet weather.

Flashing was missing above door and window trims that project from the wall. Flashing should be installed on top of the trim board and behind the wall covering. At a minimum improvement, a quality bead of caulking should be applied to the top trim boards to prevent water penetration.

Window trims on the exterior of the house are in need of re-caulking to avoid water penetration.

A window at the front of unit B is broken.

A window in the north bedroom of unit B is broken.

A window in the breakfast room of unit C is broken.

Window screens where missing.

Stairways (Interior & Exterior)

The stairs at the front of the home should be better braced to prevent movement. Rusting steel should be repaired as needed.

The stairwell balusters and/or spindles are installed to far apart. Under current building standards, guardrails on open sides of stairways, raised floor areas, balconies and porches should have intermediate rails or ornamental closures which do not allow passage of an object more than 4-inches wide. You may consider corrective measures for improved safety.

The height of the stair railing is insufficient. It is recommended that this condition be repaired for improved safety. The stair railing should be between 34 and 36 inches tall.

Service Entrance and Panels

There are Sylvania panel boxes in place at the time of the inspection. Older panel boxes with aluminum bus bars are known to have various problems and/or deficiencies. Full evaluation of this panel box is beyond the scope of this inspection. You are encouraged to have the panel box further evaluated by a qualified electrician *prior to closing.*

This panel does appear to be performing at the time of this inspection however I have found there are different opinions with regard to these panels so what any particular electrician may say is beyond me. I believe it is in your best interest to get a second opinion.

For more information please visit http://inspectapedia.com/electric/Zinsco_Failures.htm

One or more of the breaker trip-ties appear to be missing in the sub panel. The 120V overcurrent devices (breakers) sharing a grounded conductor (Neutral) should be connected together by trip-ties. There is a shock risk even though the breaker may be in the off position. This should be further investigated by a licensed electrician.

The main panels should be sealed to the structure on the tops and sides, leaving the bottoms open. This will help prevent water penetration behind the panels.

Any openings in the panel covers should be covered.

By today's standards, only 1 wire is permitted per lug in a neutral bus bar.

All of the breakers should be properly labeled.

The neutral wire for a GFCI breaker in unit D's panel was not connected.

Under current building standards, the main gas line to the home is required to be bonded to the main panel. A bonding jumper to the gas piping was not present at the time of inspection. The purpose of bonding jumpers to the metal piping, electric panels, etc. is to allow zero voltage potential to these items.

The GFCI breakers for the bathrooms and exterior outlets for units A, B and D are not working.

Branch Circuits, Connected Devices, and Fixtures

Damaged electrical conduit was observed on units A and C's air conditioning systems.

Abandoned wiring in the kitchens from the removed dishwashers should be appropriately terminated.

Outlets are damaged in the west bedroom of unit C. They should be replaced.

Improper electrical connections in the attic should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

Improper electrical connections for the food waste disposer in unit D should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

No ground fault circuit interrupter (GFCI) receptacle(s) were located in the kitchens of all units. Under current electrical standards, all of the kitchen receptacles should be connected to a ground fault circuit interrupter (GFCI) circuit. *The lack of this outlet(s) is a recognized hazard.*

The cover for the light at the front of the house was missing.

The covers for the lights in the living rooms of units A, B and C were missing.

The covers for the lights in the kitchens of unit B and C were missing.

The cover for the light in the bathroom of unit B was missing.

Ungrounded 3-prong outlets in the kitchen of unit A should be improved.

Ungrounded 3-prong outlets in the south bedroom of unit A should be improved.

An ungrounded 3-prong outlet in the bathroom of unit A should be improved.

A ceiling fan in the bedroom of unit B is inoperative.

The ceiling fan in the living room of unit D is inoperative.

Missing outlet cover plates should be replaced.

A random sampling of switches was made. The cover plates were removed and the snap switches were observed to not be grounded. Under current Nation Electrical Code Standards, the electrical snap switches and dimmer switches should have an effective ground. This item should be corrected for reasons of safety.

The door bells were inoperative.

Components of the door bell were found to be damaged.

There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each bedroom, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each level of the home.

The smoke detectors are older. It is recommended that the smoke alarms be replaced after ten years old.

Heating Equipment

Unit D Central Heating System

This system should be checked and serviced by a licensed HVAC technician. The findings to support the rendering of this opinion are listed, but not limited to the items below.

It is recommended that the connections of the water heater venting system in unit D be improved. The connections were improperly assembled and are leaking carbon monoxide into the cabinet.

General comments

The gas supply flex connectors were observed to be passing through the heating unit cabinets. Ridged piping should be extended to outside the housings and the flex lines connected at that point. The soft metal lines can come in contact with the sharp metal edges of the cabinets causing leaks in the lines.

There is an insufficient supply of upper and lower combustion air for the heater closets. Combustion air should come from the exterior of the home. Installing vent tubes is highly recommended for safety reasons. Recommend further review by a licensed HVAC or plumbing company.

Brass gas supply connectors were observed at the heating equipment in units B, C and D. Brass is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas supply flex connector.

The dirty air filters should be replaced.

Cooling Equipment

Unit B Central Cooling System

This system should be checked and serviced by a licensed HVAC technician. The findings to support the rendering of this opinion are listed, but not limited to the items below.

The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.
The condensation drain lines, if draining to the exterior, should terminate a minimum of five feet from the foundation.

Damaged insulation on refrigerant lines should be repaired. This will help with the efficiency of the systems.

The fins of the outdoor portion of unit C's air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

The outdoor units of the air conditioning system for units A and C are out of level. This should be improved. Areas where the refrigerant lines enter the home should be sealed.

There is air leaking where the supply air plenums attach to the air handlers. This improvement is a minor repair and will reduce energy costs.

There is air leaking from a supply air plenum in the attic. This improvement is a minor repair and will reduce energy costs.

The primary condensate drain lines that run off the coil housings should be insulated. This will help prevent moisture from building on the exterior of the drain line and leaking onto the floors or ceilings.

The air conditioning units should be provided with auxiliary drains or a device that will shut off the units in the event the primary drain lines become obstructed.

Duct System, Chases, and Vents

There is insufficient clearance between the furnace and water heater exhaust flues and combustible materials in several locations. *This is a fire hazard.* It is generally recommended that a one (1) inch clearance be maintained. This condition should be evaluated and repaired by a qualified licensed heating technician.

The duct insulation covering in the attic is damaged and pulling loose. Repair or replacement will be needed. An HVAC company should be consulted.

Duct cleaning is recommended.

Plumbing Supply, Distribution Systems and Fixtures

A hose bib handle is missing and should be replaced.

The bathroom sinks in units A and B are damaged and is in need of repair or replacing.

The tile bathtub enclosures have been poorly repaired. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).

The supply valve covers and faucets for the showers should be sealed to the tile enclosures.

The floor around to the toilets in units C and D show evidence of water damage and weakening. This condition should be repaired before further structural damage occurs.

A supply valve handle in the kitchen of unit D is missing and should be replaced.

Tub drain and overflow hardware in unit D is damaged. This should be further investigated and repaired by a licensed plumber.

A supply valve handle in the bathroom of unit D is missing and should be replaced.

The shower hardware in unit A is loose and should be secured.

The tailpiece for the sink in the kitchen of unit A leaks when in use.

Evidence of water damage to the walls adjacent to the bathtub enclosures was observed. The extent of damage is difficult to predict without removing wall coverings. Repairs are not high priority, but may eventually be desired.

Water damage was observed under the sinks in almost every location. These areas should be monitored and repairs made if necessary.

The drain stops for the tubs are missing.

The drain stops for the sinks are missing.

The toilet in unit A was observed to flush slowly at the time of the inspection.

The toilets in units A, B, C and D are loose and should be re-secured.

The shower valves in units A and C were leaking while in use. These leaks do not prevent the valves from operating although do suggest a damaged gasket and can be repaired.

The bathtubs in units B and C were observed to drain slowly, suggesting that an obstruction may exist.

Gas lines

Drip legs were not present at the water heater and furnace connections. Under current building standards, drip legs should be installed downstream from the gas shut-off valve and as close to the equipment inlet as possible. The gas lines should be labeled for each unit.

Water Heating Equipment

General comments

There is an insufficient supply of upper and lower combustion air for the water heater closets. Combustion air should come from the exterior of the home and not from the interior. Installing vent tubes is highly recommended for safety reasons. Recommend further review by a licensed HVAC or plumbing company.

A safety pans and drains were not present for the water heaters in units A and B. This should be repaired by the installation of a pan with a drain that terminates to the exterior of the home.

Under today's standards the hot and cold water supply lines for water heaters should be insulated within five feet.

The "draft diverter" of the water heater venting system in unit C is configured in such a way that it could allow spillage of exhaust products. *This is a potential safety concern that should be addressed promptly*.

A brass gas supply connector was observed at the water heating equipment in unit D. Brass is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas supply flex connector.

Dishwasher

The dishwasher in unit D is inoperative and should be repaired or replaced.

The dishwasher door in unit D is damaged and should be repaired.

Food Waste Disposer

Cable clamps (sometimes referred to as bushings or grommets) should be provided for the wiring on the food waste disposers. Cable clamps serve to protect the wiring from the metal edges of the openings.

By today's standards the wiring leading to the food waste disposer should be a flexible plug in type or protected by conduit.

The food waste disposer in unit C is inoperative.

Range Hood and Exhaust Systems

The range hood in unit B is damaged and not securely mounted.

The range hood grease filters are missing in all units and should be replaced.

The range hood fans in units B and D are inoperative and should be repaired or replaced.

Ranges, Cooktops, and Ovens

The door handle for the oven in unit A is damaged.

The range anti-tip prevention devices are not present and/or do not properly function providing a hazardous condition. Children are prone to use range and/or oven door as a step stool, which can tip the range resulting in a serious injury. This improvement is simple and the clip can be purchased at most hardware stores.

The rear burner in unit A is missing the cover and will not operate.

Two burners on the gas range in unit C are inoperative and in need of repair.

The oven in unit D is inoperative and is in need of repair.

Mechanical Exhaust Vents and Bathroom Heaters

The bathroom exhaust fan in the upper units should be repaired so as to discharge to the building exterior.

By today's standards, exhaust fans or an operable window is required in bathrooms to expel steam. These items were missing in the lower units.

Dryer Exhaust Systems

The clothes dryer exhaust vents are damaged or missing and should be replaced.

ADDENDUM: REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 33 year old (approximate age) home. Numerous improvements are needed. As with all homes, ongoing maintenance is also required. While the improvements that are recommended in this report are typical for a home of this age and location, the number of improvements is unusual. Please remember, however, that there is no such thing as a perfect home.

NOTE: For the purpose of this report, it is assumed that the house faces east.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 73 degrees F. Weather conditions leading up to the inspection have been relatively dry.