



Brad Leland
Inspections you can Trust

Inspection Report

Sunday, September 4, 2016



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Brad Leland Professional Real Estate Inspector

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La Porte, TX 77571

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TREC 5229

INVOICE

SOLD TO:

INVOICE NUMBER	SampleReport2400sqfoot NewHome
INVOICE DATE	09/04/2016
LOCATION	
REALTOR	

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	\$0.00
	TAX	\$0.00
	TOTAL	\$0.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

Brad Leland Professional Real Estate

Inspector

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La Porte, TX 77571

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PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property)

By: Brad Leland, Lic #5229 09/04/2016
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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, bathroom, 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 requires 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

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain 92 F Outside Temp.
Utilities On: Yes No Water No Electricity No Gas
Special Notes: New Home Final Construction

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 Behind/Under Furniture and/or Stored Items Crawl Space Is Limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this 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 termite or 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.

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

IMPORTANT NOTICE

WHENEVER A DEFECT OF ANY KIND IS NOTED IN A SYSTEM OR ASPECT OF THE HOUSE, WE RECOMMEND THAT A QUALIFIED (LICENSED) TECHNICIAN INSPECT AND SERVICE THE ENTIRE SYSTEM. SOMETIMES NOTED DEFECTS ARE SYMPTOMS OF OTHER, SOMETIMES MORE SERIOUS, DEFECTS.

Conditions and Limitations

This inspection report expresses the personal opinion of the inspector and is based on the minimum inspection standards set for by The Texas Real Estate Commission. The purpose of this inspection is to provide an opinion on whether or not the items in this report were functional or are in need of repair or require further evaluation by a qualified or when required licensed person. The scope of this inspection is limited to the present condition of visual items only and does not include the disassembly of any properly or the removal of any object including, but not limited to, furniture, siding, or panels that may be obscuring the inspector's visual observation. This inspection does not cover items or conditions that may be discovered only by invasive methods. This inspection is not intended to be technically exhaustive nor is it intended to reveal all existing or potential defects. Rather, it is intended to reflect a careful but limited visual inspection. The information in this report can reduce, but not eliminate the risks associated with the purchase of this structure. Should you determine you desire a more detailed inspection of any area, you may wish to refer to licensed and/or qualified specialists.

Since all elements undergo a constant rate of change and deterioration, no prediction of future conditions can be made. This report is not to be considered a warranty or guarantee of the adequacy, performance or useful life of an item, component or system.

This inspection and report was prepared for you exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and

subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

Photos if included in this report are not intended to represent all conditions present. They are a representation of the circumstances visible but not limited to the specific photo. There may be other similar repairs needed.

Service Warranties are very popular but they may have restrictions under which a claim is covered. Minor deviations from the manufactures installation instructions, which are not normally revealed in a general inspection, may be cause for a denial of claim. Client must not expect these warranty services to cover all of your problems, particularly with aging systems. Pay close attention to the respective warranty documents for coverage limitations.

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 necessary correction and provide you with a corrected page(s). If you do not understand comments or recommendations for corrective action, call me prior to you inspection deadline or before closing the transaction for clarification.

The following are not within the scope of this inspection:

- Past or present violations or codes, ordinances or manufactures installation instructions.
- Geological stability or ground conditions on side.
- Determination of absolute structural integrity.
- Determination that all safety hazards have been identified.
- Possible presence of or danger from any potentially harmful substance, pollutants, contaminants and environmental hazards, including but not limited to radon gas, lead paint, lead in water, asbestos, mercury, urea formaldehyde, electro-magnetic fields, noise, odor, and toxic or flammable chemicals. The inspector is not responsible for the determination of conditions which may provide harborage or sustenance for bacterial, mold and fungi, the presence of dirt, dust and other air-born particles. The client is urged to contact a competent specialist if identification, information and testing of the above are desired.
- Value of or estimated of repairs on the property. We are not a repair company and are prohibited by a provision of The Texas Real Estate License Act from performing repairs on properties that we inspect. It is recommended that the appropriate qualified and licensed craftsmen be contacted for firm bids to perform desired repairs.
- No determination will be made on the operational capacity, quality, and/or suitability for a particular use of the items inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Slab on Grade

Performance Opinion: In my opinion the foundation is performing as it was intended at this time.

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

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

B. Grading and Drainage

Comments: It is recommended that splash plates be installed at the gutter downspout terminations to prevent erosion and to direct rain water away from the perimeter of the foundation.



C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles
Viewed From: Ground/Surface Level due to height/slope

Comments: The water heater flue pipe does not appear to be completely sealed at the rain collar on the roof as daylight can be seen around this pipe in the attic area.

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There are damaged shingles on the north edge of the roof.



A qualified roofing contractor should be consulted regarding the repair of the above items as well as check the entire roof covering for any other possible defects.

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D. Roof Structures and Attics

Viewed From: Attic Area

Attic Floor - Approximate Average Depth of Insulation: R-30 batt insulation

Interior Attic Wall - Approximate Average Depth of Insulation: 4 to 6 inches

Comments: The insulation on the attic was not complete where there are gaps between the batts. The insulation is not complete on some of the interior attic walls. The insulation has not been properly secured to be kept from falling down on the interior attic walls. It is recommended that additional insulation be added for energy efficiency.

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E. Walls (Interior and Exterior)

Comments: The exterior paint is not complete in some areas.



The exterior siding has been installed notably not level on the front of the home at the fourth floor deck area.

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There are large gaps under the stucco walls at the front of the garage where the bottom wall plates are not complete and the walls are cantilevered off the foundation leaving the structure exposed.



There is an incomplete repair to the sheetrock next to the utility closet on the third floor and also damage to the sheetrock next to the forth floor attic access door.

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It is necessary to seal around the exterior vent wall caps, the electric meter box, the air conditioning compressor quick disconnect box, where the plumbing lines and air condition refrigerant lines enter the home and where the air conditioning safety pan drain line exits the siding in the attic to prevent water/moisture penetration to the structure.



Several of the nails in the exterior siding have not been recessed and sealed properly and many have been bent over. Exposed nail heads can allow water to penetrate past the exterior siding given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the siding material for water to penetrate.



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There are voids in the exterior stone mortar where it meets the front door, at the front exterior outlet and the door bell button and there are gaps in the stone work that should be filled to prevent water/moisture penetration to the structure.

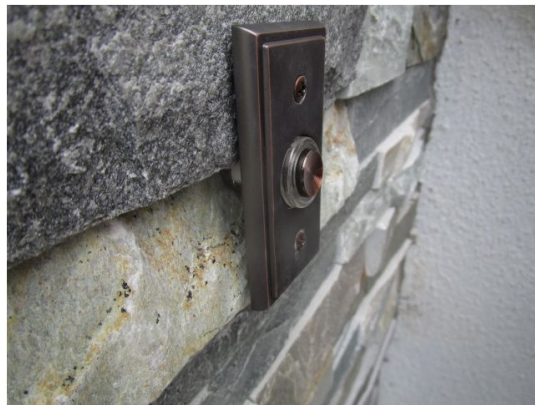
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There is a hole in the exterior siding next to the electric meter that has been improperly repaired and filled with caulking and painted over.

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Some of the corners of the exterior siding are damaged in several areas and there is a damaged piece of exterior trim at the rear southwest corner of the home.



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It is recommended that all exterior trim be sealed where it meets the siding and stonework in order to prevent possible water penetration.

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There is a gap in the sheetrock next to the stairs on the second floor landing going up to the third floor that should be repaired.



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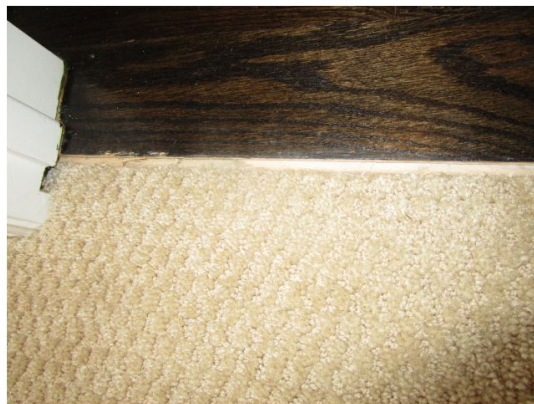
F. Ceilings and Floors

Comments: The flooring in the upstairs hallway in front of the door to the roof patio is wet. This condition appears to be caused by water penetration from the door not sealing properly. Hidden damage is a possibility. This area of carpet should be replace and the subfloor should be inspected after the carpet has been removed.



The rear northeast areas of the 1st and 2nd floors were approximately 1 inch low. It is recommended that a structural engineer be consulted regarding this condition.

There is a gap between the hardwood flooring and the carpet at the entrance to the master bathroom and third floor guest bedroom.



G. Doors (Interior and Exterior)

Comments: The door handle assembly is not secured at the third floor guest bedroom closet door.

The exterior door and side lights are installed notably not straight at the front of the second floor living room.

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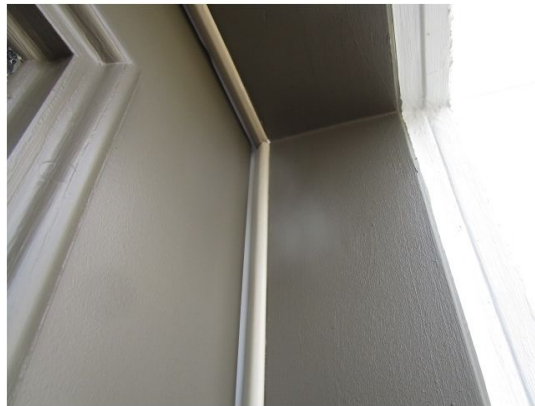
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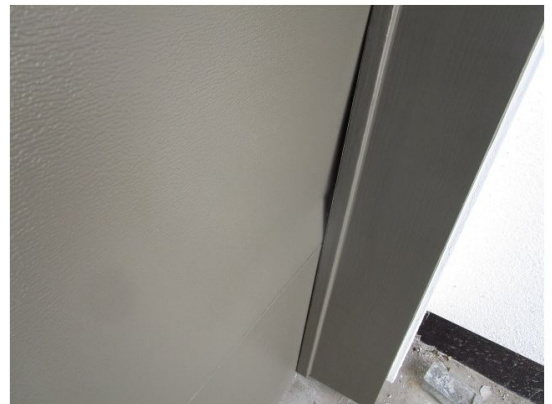


The bottom hinge is loose at the master bathroom commode room door and the top hinges is loose at the forth floor closet door.

The front door and the door to the roof patio do not seal at the top when shut.



The bottom panels on the overhead garage door are damaged/bent.



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There is damage to the attic access door and the door knob is not installed.



The door to the roof patio sticks when operated. All doors should be present and in working order. Doors that stick or do not latch properly can usually be adjusted.

The master bedroom closet door has been installed out of square and does not latch.

The door knob is incomplete at the third floor hall closet door.



The door margin is inconsistent at the downstairs bedroom door and the third floor hall closet door. This condition is causing these doors to be hinge bound. These doors should be adjusted so that the margins are 1/8 to 3/16 of an inch consistently.

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H. Windows

Comments: There was broken glass in the front master bedroom window. Broken glass is considered a recognized safety hazard and limits the energy efficiency of the glass. Effort should be taken to exclude the use of defective windows until such time as they can be repaired.



I. Stairways (Interior and Exterior)

Comment: Some areas of the interior stair handrails have not been completely painted/stained.

J. Fireplaces and Chimneys

Comments: Not present

K. Porches, Balconies, Decks, and Carports

Comments: It is necessary to seal where the iron railing securing bolts /screws go into the stucco at the balcony to prevent water penetration to the structure.

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L. Other

Comments: The toe kick has not been installed at the base of the cabinet next to the dishwasher.

The closet poles are not completely installed in the master closet and the under stairs closet.

The shelf in the first floor closet under the stairs is notably bowed downwards.



The toilet paper holder is not installed in the half bathroom.

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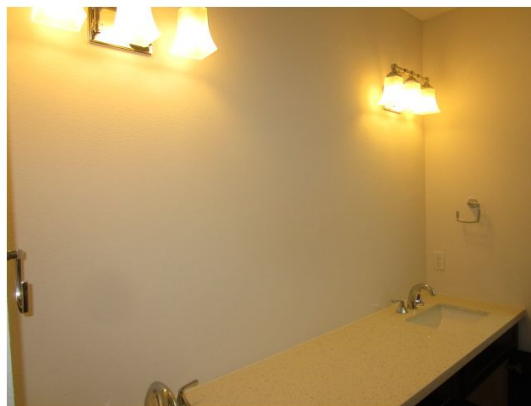
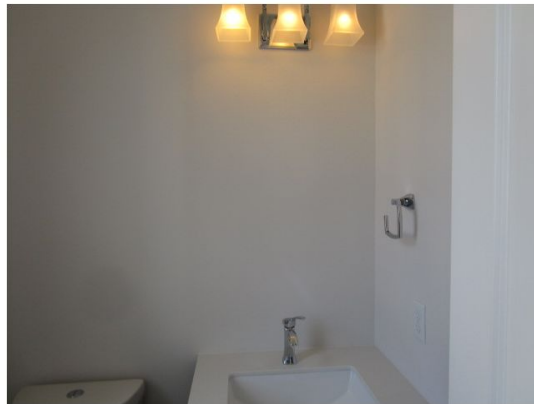
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The mirrors are not installed in the bathrooms.



The gate is not installed in the front yard area.

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The cap is not installed on the metal fence post next to the home which will allow water to fill the pipe and promote further corrosion.



There is minor corrosion on some areas of the metal fencing and some areas are not completely painted.



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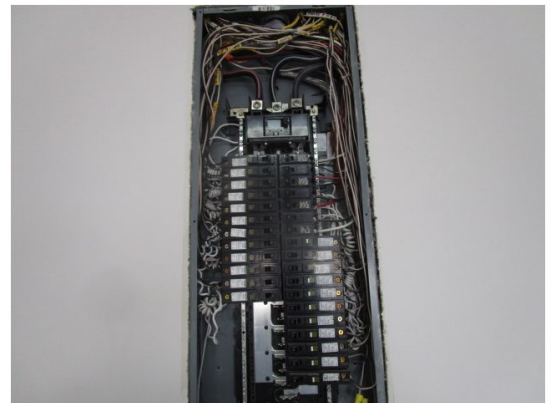
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Amp Service Box: 200 amp 240 volt service

Type of Main Service Cables: Aluminum

Location of Breaker Box: Garage



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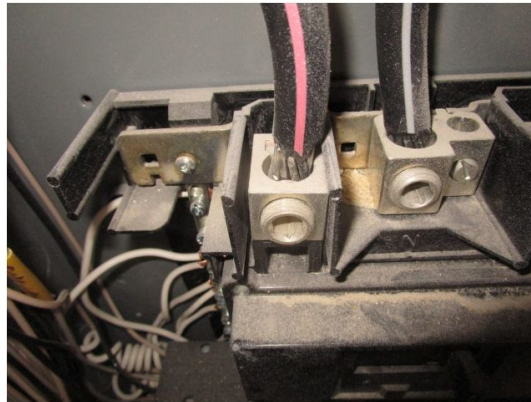
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Comments: One white wire is being used as a “hot” wire and is connected to a circuit breaker. In most instances the white wires are the grounded conductors, and if they are used as a “hot” wire, they must be wrapped with black or red tape to identify them as a “hot” wire.



An inhibitor paste has not been applied to the main aluminum wires. The surface of aluminum can oxidize when it is exposed to air resulting in a poor connection.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - Romex

Comments: An electrical fixture face plate was missing in the third floor hallway next to the utility closet.

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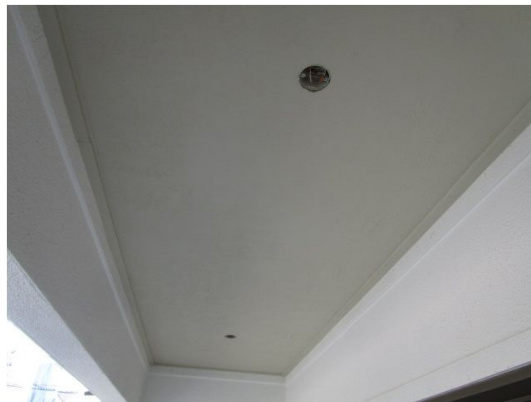


There is exposed wiring not completely inside the junction box under the master bathtub.



Three of the recessed lights were not working in the kitchen/living room ceiling. This condition may be a result of a need for light bulb replacement.

The exterior light fixtures are not installed at the front of the garage.



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The base of the exterior light fixtures are not sealed where they meet the home as they should be in order to prevent water penetration into the fixture where the electric connections are located.



It is necessary that there be smoke alarms installed in good working order in the hallways outside of bedrooms, inside the bedrooms, in all habitable rooms and in the attic is also a good idea. These smoke alarms should go off simultaneously to meet current code requirements.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

NOTE: The full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection.

Type of System: Central

Energy Source: Gas



Comments: The furnace was not operational as the gas supply to the equipment at the time of the inspection.

B. Cooling Equipment

Type of System: Central - Air Conditioner

Exterior Compressor: 5 tons

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**Differential Air Temperature Drop During Operation:
Air Going Into System: 74 f Returned Air: 64 f**



The system did not operate within the allowable tolerances. The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. It is recommended that a qualified contractor be consulted regarding this matter.

Water was observed in the safety pan under the evaporator coil box. This condition can cause severe damage if the safety pan was to overflow. A licensed technician should address this situation as soon as possible.

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The thermostat at the third floor hall location did not operate.



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C. Duct Systems, Chases, and Vents

Comments: The filter/filters in the return air chase/chases were missing. Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems. It is a good idea to change these filters every month or as suggested by the manufacturer.

Ducts in the attic area are in contact with each other which may cause condensation and damage to the outer coating. These ducts should be separated a minimum of one inch or unfaced insulation placed between them.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public Private

Sewer Type: Public Private

Location of Water Meter: Near Street

Location of Main Water Supply Valve: Back of Home

Static Water Pressure Reading: 45 psi

:

Type of Water Supply Lines: CPVC/PVC

Note: 24 hour shower pan test specifically excluded

Comments: The faucet handles at the master bathroom sinks and the third floor guest bathroom are loose at the base where they meet the counters.

The master bathroom tub skirt tile was not complete.

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The water pressure was low at some of the fixtures in the master bathroom and third floor guest bathroom. Water pressure is determined by running two faucets at the same time. There is no guideline for flow rates. If the water pressure appears to be very low, it is mentioned in this report. As there are several causes for low water pressure, a licensed plumber should service the utility.

There is a leak where the plumbing lines are not completely installed at the sink in the first floor bathroom. Leaks can promote water penetration to the structure. Concealed damage is a possibility. This condition has caused water damage/stains in the cabinet below.



There is a leak at the faucet spout of the downstairs hall bathtub. Leaks can promote water penetration to the structure. Concealed damage is a possibility.

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D=Deficient

I	NI	NP	D
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It is recommended that all of the exterior water lines be insulated from the weather in order to prevent freezing.

The exterior faucets do not have back flow protectors. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are inexpensive, easy to install, and can be found in most home improvement stores.

B. Drains, Wastes, and Vents

Note: It is recommended that a plumber with camera equipment inspect the drain system, or perform a hydro static test to determine if there has been damage or blockages.

Comments: The drain stop is not operating properly at the left sink in the master bathroom. Sometimes a drain stop can be adjusted or it may need to be replaced.



There is an open drain line that is not being used under the kitchen sink that has been covered with tape. The reason for this condition is not known.

I=Inspected

NI=Not Inspected

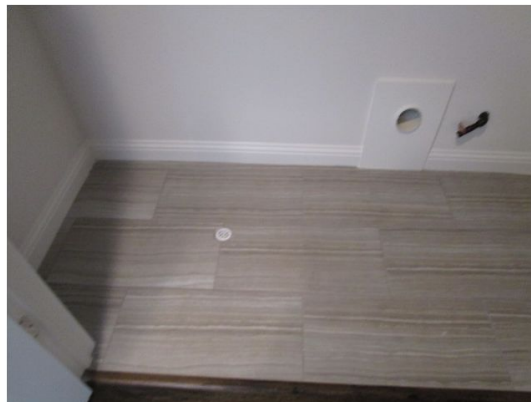
NP=Not Present

D=Deficient

I	NI	NP	D
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It is recommended that the washing machine located on the third floor have a safety pan installed to prevent water penetration to the ceiling and walls below in case of a leak or malfunction with the equipment.



The cover for the master bathroom shower is damaged and is not flush with the tile.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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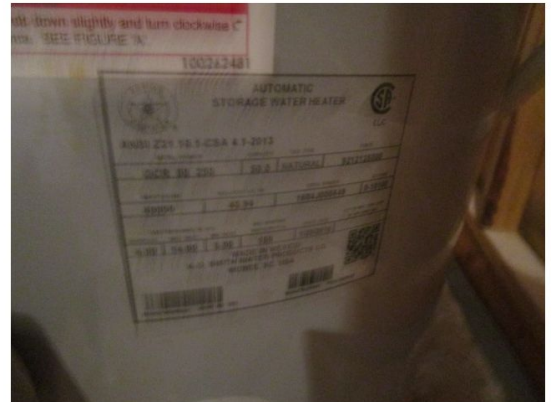
It is necessary that there be inspection ports provided for the bathtub/shower units in all of the bathrooms so that it is possible to check for leaks, as well as for service to be performed on the plumbing if needed.



C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 gallon



Comments: The flue pipe was not secured to the rafters as is required to prevent movement during high winds.

I=Inspected

NI=Not Inspected

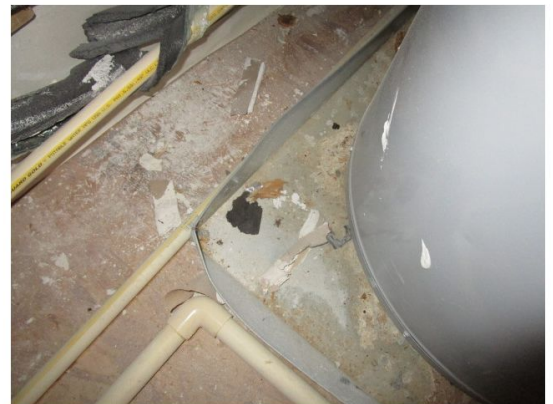
NP=Not Present

D=Deficient

I	NI	NP	D
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There is debris in the safety pan. In the event of a system malfunction, the safety pan is designed to catch the water overflow and carry it to the outside of the home. It does not take much debris to stop up the safety pan drain line. These pans should be kept clean and checked regularly as a part of a proper maintenance.



D. Hydro-Massage Therapy Equipment

Comments: Not present

E. Other

Location of Gas Meter: Near Street/Main shut off in back of home

Comments: Gas meter appears to be performing properly.

V. APPLIANCES

A. Dishwashers

Comments: There was no performance test of the dishwasher as the water was turned off at the valve and it was disconnected from the power supply.

The handle for the dishwasher door was not installed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

Comments: There is debris in the garbage disposal that should be removed before operation.

C. Range Hood and Exhaust Systems

Comments: The trim around the vent hood flue pipe is not secure and moves easily.

D. Ranges, Cooktops, and Ovens

Comments: The securing screw has not been installed on the right side of the oven.



E. Microwave Ovens

Comments: The microwave appears to be performing properly at this time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Appear to be performing properly at this time.

G. Garage Door Operators

Comments: The garage door operator was performing properly at this time.

H. Dryer Exhaust Systems

Note: It is recommended that periodic cleaning of the dryer venting duct of lint be done to reduce risk of blockage that may result in overheating/fire.

Comments: The dryer vent appears to be properly installed at this time.

I. Other

Comments: The wine cooler is not installed.



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: Not present