



Brad Leland
Inspections you can Trust

Inspection Report

Tuesday, July 12, 2016



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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 07/12/2016
(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:

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
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation: Slab on Grade

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

There was a crack in the rear northeast corner of the garage foundation. These type cracks are common in foundations and are not a structural defect. Expansion properties in the brick in the brick veneer can cause these cosmetic blemishes. As these cracks can continue past the finish grade, it is considered to be a likely point of entry for insects as well as moisture. I recommend that these cracks be sealed in order to prevent possible future damage.



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.

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B. Grading and Drainage

Comments: The soil levels are high on the west and front sides of the home. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face without creating reverse drainage. It is generally accepted that in an ideal situation, a brick veneer house should have about 4-6 inches of clearance.

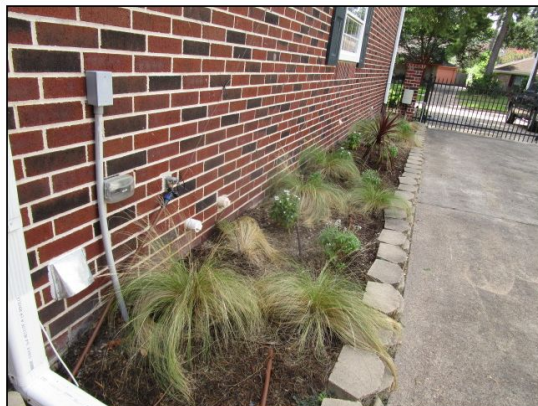
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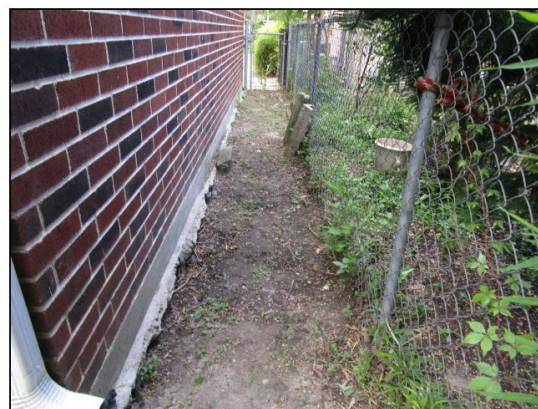
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There are low areas that appear to be collecting rain water on the east side of the home and the west side of the garage. The drainage strategy of the yard as it relates to the foundation is important. Expansive soils can be destructive to the foundation if the moisture content of the perimeter varies. Improvement should be made to the grading of the yard in this/these areas.



There is water collecting on the east side of the yard near the air conditioning compressor which appears to be draining from the neighbors home.

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There appears to be a sub surface drain system. This drain system should assist in diverting rain water to the street or storm sewer. The overall effectiveness of this system was not determined. Underground drains can become clogged or obstructed.



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



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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

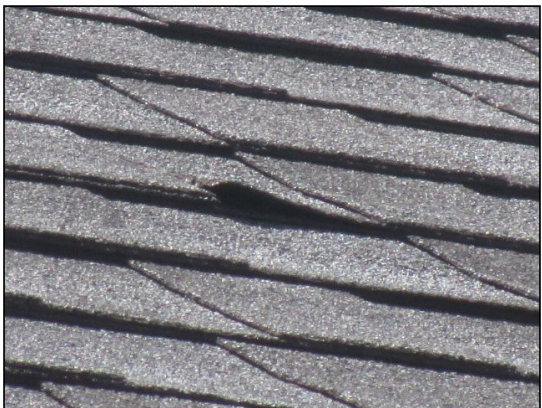
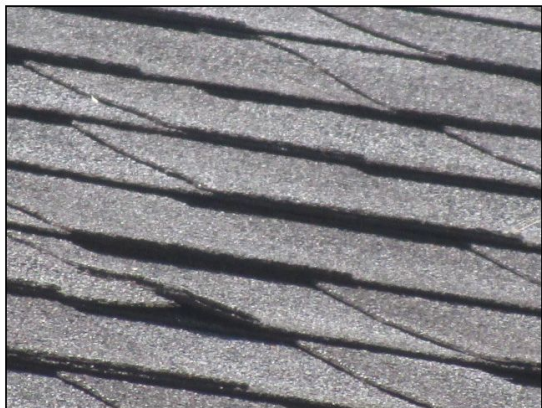
Viewed From: Accessible areas

Comments: There were tree branches impinging the main roof at the front southwest corner and also at the front southwest corner of the garage. Tree branches can damage a roof even in a gentle breeze. Whenever a tree is in contact with the roof structure the branches should be cut back aggressively.

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There are several lifted shingles that may be caused by nails backing out at the back of the main roof. A qualified roofing contractor should be consulted regarding this condition.



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D. Roof Structures and Attics

Viewed From: Attic Area

Attic Floor - Approximate Average Depth of Insulation: 8-12 inches

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

Comments: There were water stains on the roof decking around the plumbing drain vent pipe on the east side of the garage attic. This area was dry at this time. This condition is an indication of previous water penetration. This area should be monitored during heavy rain to determine if the leak is active.



There are water stains on the roof overhang where the back patio meets the garage.



There were separations between some of the rafters and the ridge board in the attic area. These separations can be an indication that the foundation has had more than normal movement occurring but in my opinion are a result of improper cuts during initial construction.

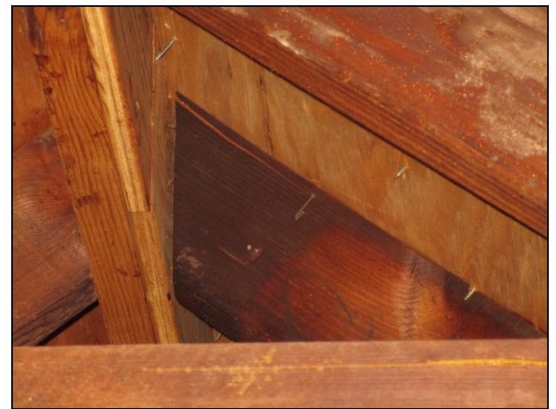
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The exterior paint was peeling and there is a small hole at the roof overhang in the back of the master bedroom. There is also a previous repair in this area.



The insulation on the attic floor was thin in some areas to meet minimum current standards (r-30) and incomplete on the attic floor in the front upper attic and over the master bathroom ceiling and on some of the interior attic walls. It is recommended that additional insulation be added for energy efficiency.

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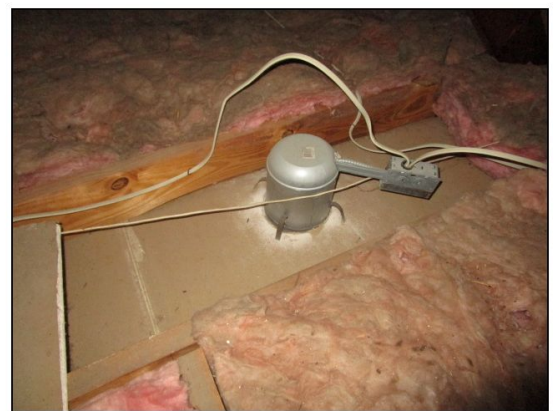
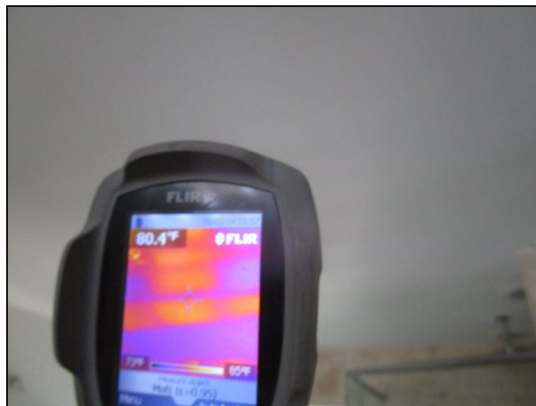
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E. Walls (Interior and Exterior)

Comments: High moisture readings, water stains and dark discoloration that may be mold were observed on the wall above the shelf in the garage apartment closet. There is an active leak from the AC refrigerant line above this area that is not properly insulated. Hidden damage is a possibility. All damage material should be repaired/replaced. A separate mold inspection would be necessary to determine if this condition has caused mold growth that is a health concern.

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It is necessary to seal around the electric meter box, the air conditioning compressor quick disconnect boxes and where the plumbing lines enter the home to prevent possible water penetration to the structure.



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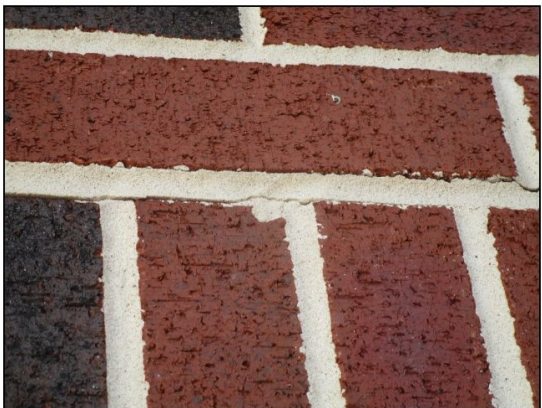
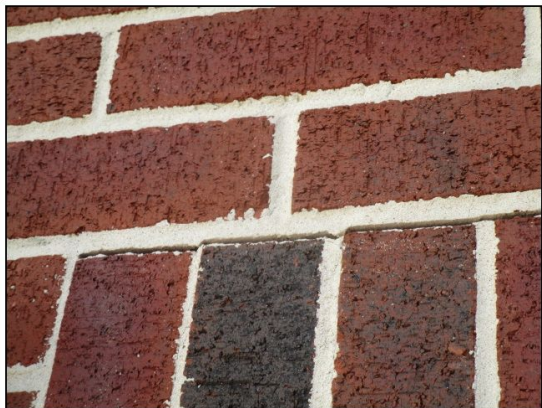
The exterior vent cover on the east side of the home is not complete and should be replaced.



There was a small crack in the interior sheetrock next to the shower in the downstairs bathroom.
This crack should be repaired and monitored for further activity.

There were small cracks in the exterior brick in the front of the garage. Cracks near the windows and doors are usually indications that there is some degree of movement occurring in the structure. The severity of the cracks can be an indication of the amount of movement in a structure. These cracks should be filled and monitored for further activity.

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The exterior paint was peeling on the exterior trim at the back door off the master bedroom and around the master bedroom windows. Exposed or weathered wood is considered a conducive condition for wood decay and water penetration. It is recommend consulting a painting contractor so a course of corrective action can be evaluated.



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Some areas of the walls were not visible for inspection in the closets areas, the garage and home due to items being stored and large pieces of furniture.

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F. Ceilings and Floors

Note: Some areas of flooring were not visible due to large items of furniture, area rugs and stored items.

Comments: There was evidence of water penetration (water stains and damaged sheetrock/paint) on the ceiling around the exhaust vent in the garage apartment bathroom. This area was dry when tested. Leaks can cause hidden or concealed damage. All damaged elements should be repaired or replaced. The reason for the water penetration is unknown.

There is a small hole that should be repaired in the ceiling of the garage next to the outlet for the right side overhead garage door. When a garage is attached to a living structure, special considerations must be taken into account. The garage is statistically the number two place for a house fire to originate. 5/8" wallboard is usually installed to hold a fire in this area for approximately twenty minutes. The absence of this fire barrier can allow a fire to spread quickly into the attic.

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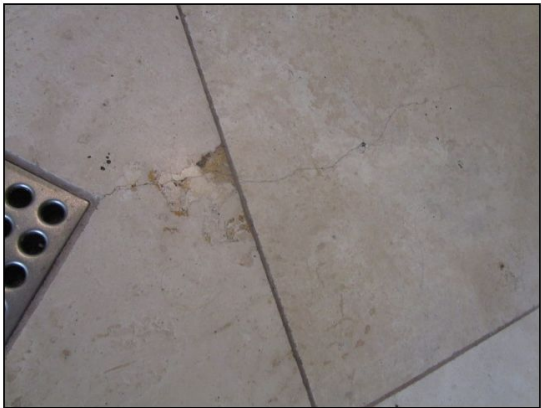
The flooring was uneven on the second floor area of the garage apartment near the kitchen area. This condition is normal for older homes. Water penetration and structure settlement accounts for most occurrences. In some cases it may be possible (and recommended) to remove floor coverings to inspect the sub-flooring. Special permission must be given by the home owner. The Texas Real Estate Commission (T.R.E.C.) does not permit the inspector to remove or pull away floor coverings.

The attic access scuttle panels in the third floor game room and the garage apartment are not insulated. The attic panels should be insulated to prevent radiant heat from transferring from the attic to the living quarters.



There are two cracked floor tiles near the floor drain in the utility room. These cracked tiles may be a result of past movement in the structure. It is recommended that these tiles be replaced and then these areas should be monitored in the future.

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I	NI	NP	D



There is no transition strip installed between the garage apartment sleeping area and bathroom flooring.



There was evidence of water penetration (water stain) on the ceiling of the upstairs rear northeast bedroom. This area was dry when tested. Leaks can cause hidden or concealed damage. All damaged elements should be repaired or replaced. The reason for the water penetration is unknown. This area should be monitored, especially during heavy rain, to determine if the leak is active.

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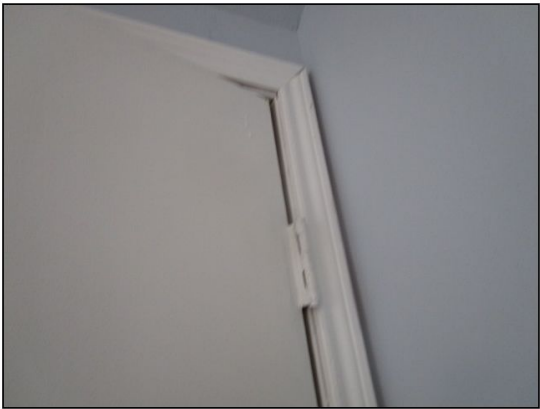


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G. Doors (Interior and Exterior)

Note: It is recommended that you replace/rekey exterior locks upon taking possession of the home.

Comments: The top hinge is loose at the garage apartment lower attic door.



One of the garage apartment attic access doors and the door to the garage apartment stairway do not have a 20-minute fire-resistive rating as would be required under current building standards. A 1-3/8" solid wood door or a metal clad door are commonly used to meet fire-resistive ratings and to provide insulating from the hot attic areas.

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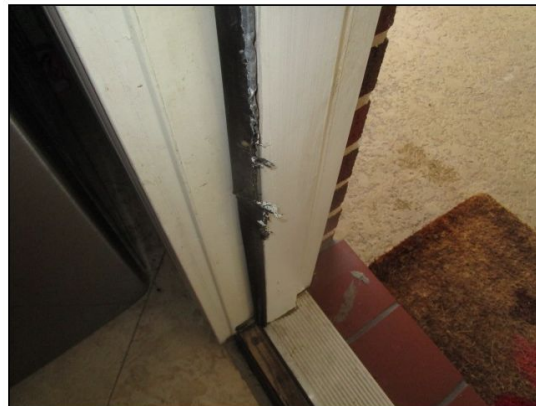
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The door to the garage storage closet would not latch when closed. All doors should be present and in working order. Doors that do not latch properly can usually be adjusted.

The weather stripping is torn at the back door off the utility room.



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H. Windows

Comments: Window screens were missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. All windows that have channels for screens should have them installed.

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I	NI	NP	D



There was evidence of water penetration at the bottom of the front formal living room window opening. Windows are a common source of water penetration. Caulking or sealing the exterior window frames can sometimes remedy this condition.



The windows in the side light panels next to the front door are now required to be made from safety glass. All windows that are below 18" from the floor and greater than nine square feet and also all windows within 24' of doors and bathroom windows are required to be a safety glass type for the safety of the occupants. I could not find/observe markings on the glass panel(s) of the window(s) within 24 inches of the arc of closed door to indicate the presence of required tempered/safety glass with is a recognized safety hazard and code requirement. Ref. CABO 308.4.6 UBC 2406.4.6 IRC R308.4.6

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It is recommended that the exterior of the garage apartment windows be sealed in order to prevent water penetration to the structure of the home.



The east side window in the garage apartment does not seal/latch properly when closed and it is loose in the frame.



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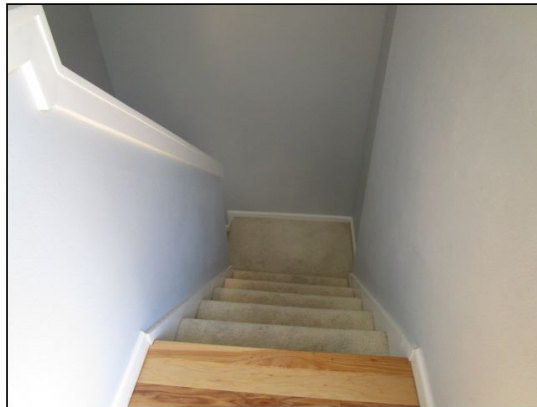
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I. Stairways (Interior and Exterior)

Comment: The stair case handrails were loose at the top of the stairs at the third floor. It is required that all banisters and handrails be able to withstand 800 pounds of pressure to ensure the safety of the occupants.



Section of the handrail was missing in the garage apartment stairwell (reference IRC Bldg. Code R315.1). All handrails are required to be continuous and full length of the stairs with two or more risers from a point directly above the top riser of a flight to point directly above the lowest riser of a flight. Handrails are allowed to be interrupted by a newel post at a turn.



☒ ☐ ☐ ☒

J. Fireplaces and Chimneys

Comments: The gas on/off valve should be of a keyed kind, or the access door will have to be locked in some way in order to prevent children from turning the gas on accidentally. This is a potentially dangerous situation.

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I	NI	NP	D



The ash dump door on the exterior is loose.



☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports
Comments: No defects noted.

☒ ☐ ☐ ☐

L. Other
Comments: One of the driveway sections is cracked.



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NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

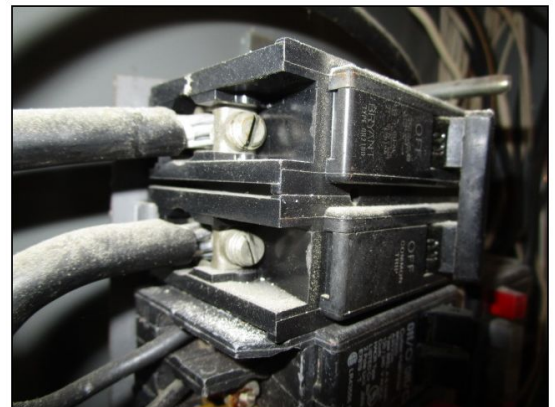
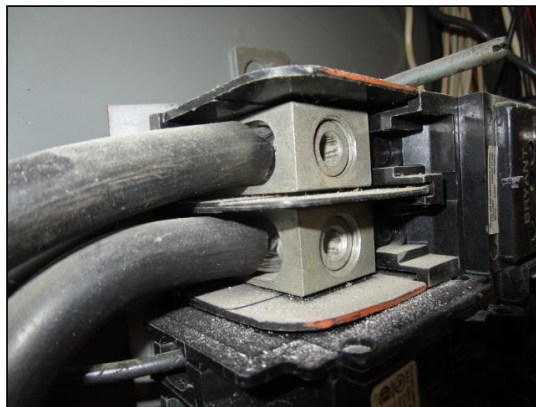
Amp Service Box: 150 amp 240 volt service with 100 amp sub panel

Type of Main Service Cables: Aluminum

Location of Breaker Box: Garage **Sub Panel:** Garage

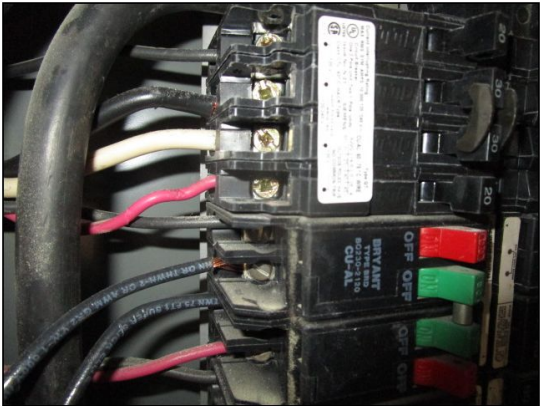
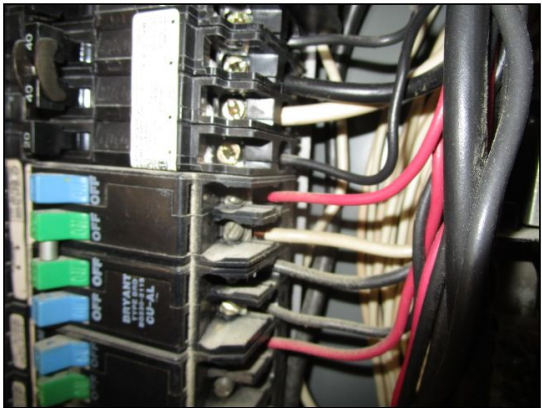
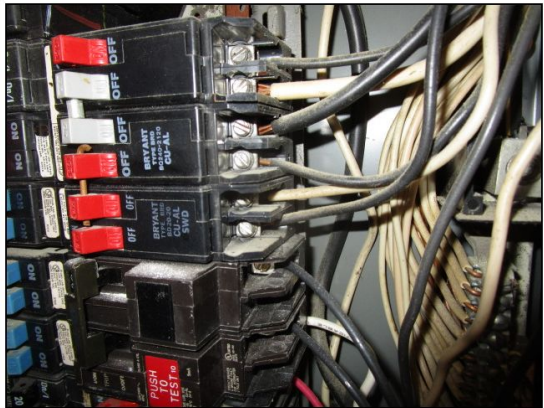


Comments: An inhibitor paste has not been applied to the main aluminum wires. The surface of aluminum can oxidize when it is exposed to air resulting in a poor connection.



White wires were used as a "hot" wire and are 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.

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



One of the dead front panel screws on the main breaker box had a pointed end, rather than a blunt end. This can be a safety concern, as the points can easily penetrate the conductors, causing a short circuit. The screws need to be replaced.

- ☒☐☐☒

B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper - Romex

Comments: The exterior outlet at the back of the garage near the air conditioning compressor is not properly protected by a G.F.C.I. (Ground Fault circuit interrupt) breaker. This is required statement by the T.R.E.C. (6/13/94) G.F.C.I. Breakers are required at all outlets within 6' of any water source inside the house (kitchen sinks, bathrooms, wet bars, or utility room sinks), all exterior outlets, and all outlets in the garage, except for one that may be set aside for an extra refrigerator or freezer.

I=Inspected

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NP=Not Present

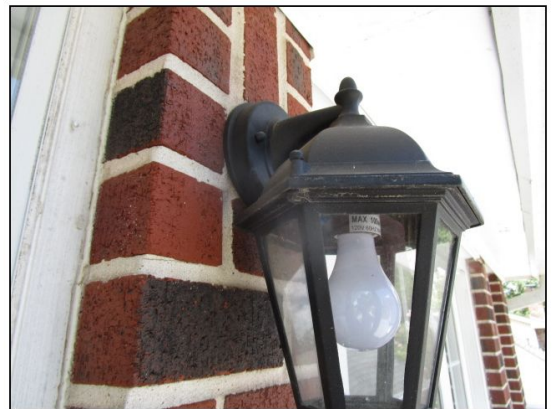
D=Deficient

I	NI	NP	D
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The left side ceiling fan at the back patio is out of balance.

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



One of the fluorescent light assemblies in the back of the garage is not complete.



I=Inspected

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I	NI	NP	D
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The electrical outlets on the front and rear walls in the garage apartment are loose and need to be secured to avoid possible loose connections/electric shorts.

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 flue pipe for the downstairs zone is in contact with insulation. This flue pipe must have a minimum of 1" clearance from any combustible materials.

There are no condensate drip legs/sediment traps installed on the furnace gas supply lines as is now required.

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



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B. Cooling Equipment
Type of System: Central - Air Conditioner

Exterior Compressor: 4, 3 and 1.5 ton units



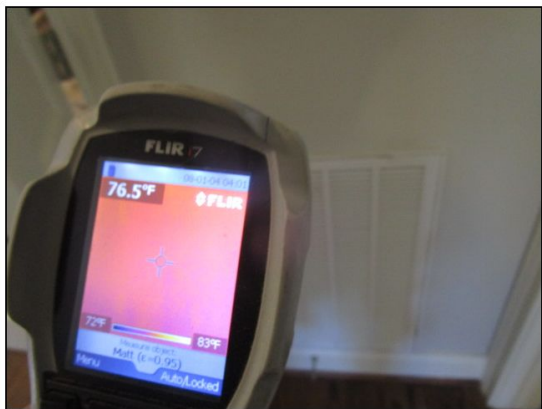
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D



Differential Air Temperature Drop During Operation:
Downstairs Zone Air Going Into System: 77 f Returned Air: 59 f



2nd/3rd Floor Zone Air Going Into System: 76 f Returned Air: 61 f



The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. These readings are within the recommended tolerances for proper operation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Garage Apartment Zone Air Going Into System: 82 f Returned Air: 75 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 air return. It is recommended that a qualified contractor be consulted regarding this matter.



The refrigerant line for the garage apartment zone in the closet was not fully insulated and is actively leaking causing high moisture and dark discoloration on the sheetrock below.



The refrigerant line was not fully sealed to the coil box for the downstairs zone. This condition causes the line to sweat and slightly degrades the performance of the system.

I=Inspected

NI=Not Inspected

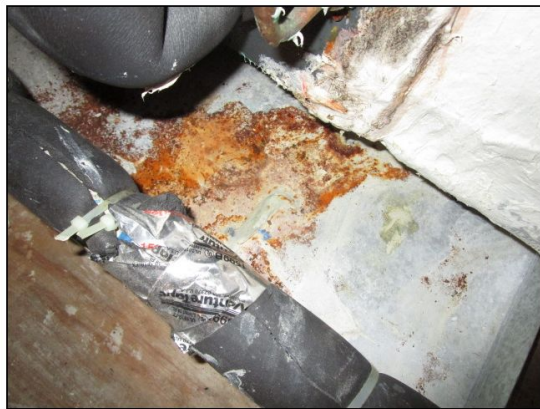
NP=Not Present

D=Deficient

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There was corrosion in the safety pan under the coil box for the 2nd/3rd floor zone. This condition is an indication that the unit has leaked in the past or leaks during heavy use.



The main drain line coming from the coil box for the garage apartment zone should terminate into an internal drain rather than to the outside of the home. When this line drains to the outside of the home it interferes with maintaining an even moisture content around the perimeter of the foundation.



I=Inspected

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NP=Not Present

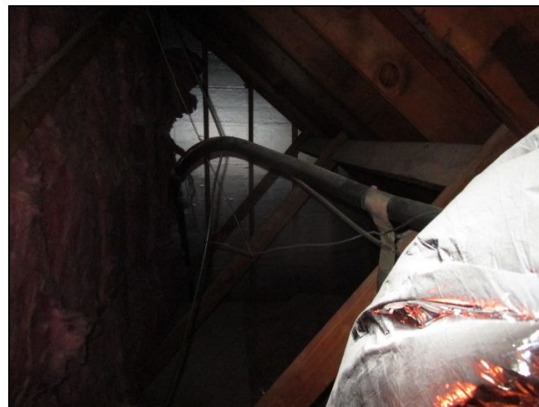
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The main drain line from the coil box for the downstairs zone is not fully insulated. This line should be insulated for at least 10' from the coil box unit. This condition causes the lines to sweat and may also cause water damage because they are located in the attic area. Applying foam tubes and taping them will remedy this condition.



The AC refrigerant lines for the downstairs zone are not strapped up off of the attic floor as they should be in order to prevent possible damage to these lines.



A qualified HVAC technician should be consulted regarding the repair of the above items as well as check the entire cooling system for any other possible defects.

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C. Duct Systems, Chases, and Vents

Comments: 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

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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: East Side of Home

Static Water Pressure Reading: 35 psi - which is lower than the normal range of 40 to 60 psi. The local water company or a qualified plumbing contractor should be consulted regarding this condition.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Water Supply Lines: Copper

Note: 24 hour shower pan test specifically excluded

Comments: There was no hot water supplied to the garage bathroom sink.



Water leaks from the faucet handle at the garage apartment bathtub/shower unit when it is operated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The kitchen sink faucet is not secured to the countertop.



The water pressure was low at the garage bathroom sink and the garage apartment kitchen sink. 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.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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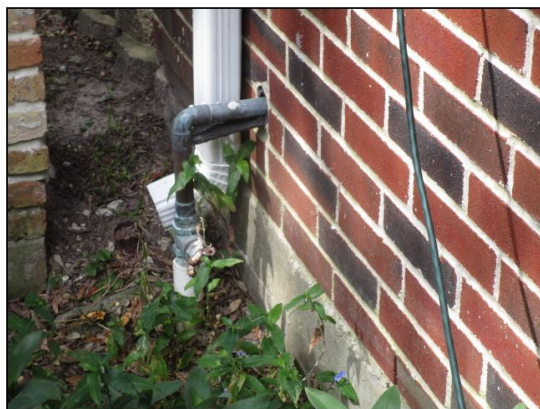
The exterior faucet at the front of the home continues to drip when it is turned off.



The exterior faucet on the east side of the home leaks from the handle when it is operated.



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



I=Inspected

NI=Not Inspected

NP=Not Present

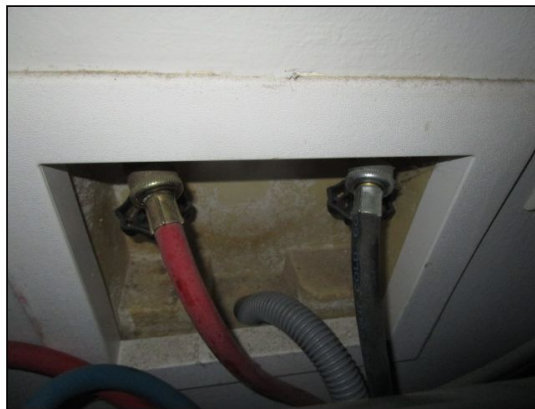
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I	NI	NP	D
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It is recommended that the under mount kitchen sink be permanently supported rather than relying on adhesive to hold it in place.

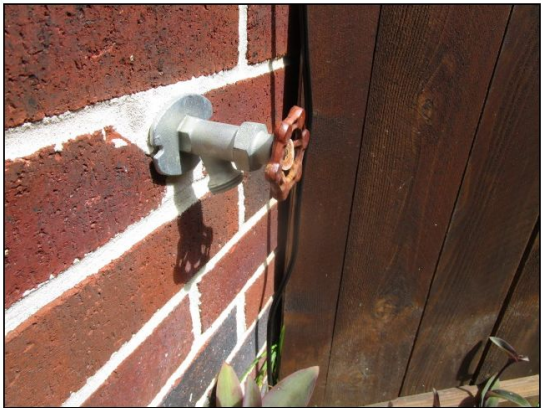


The hot and cold water supply valve handles have not been distinguished at the washing machine hook up location (either identified or color coded - red /hot, blue/cold).



The exterior faucet on the east side of the home does not have a back flow protector. 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.

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



It is recommended that there be inspection ports provided on the back side of the plumbing walls of the tile showers so that it is possible to check for leaks.



A qualified plumber should be consulted regarding the repair of the above items as well as check the entire plumbing system for any other possible defects.

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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 are any unseen damaged drain lines.

Comments: It is recommended that there be an inspection port provided for the master bathtub so that it is possible to check for leaks, as well as for service to be performed on the plumbing if needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source: Gas

Capacity: Tankless



Note: The inspection does not check the operation of the temperature & pressure relief valve(s) since valves appear to be over 3 years old and manufacture recommends replacement of TPR valves over 3 years of age. Malfunction of the valve during testing could result in loss of use of unit as the valve may stick and drain continuously.

Comments: There was no condensate drip leg/sediment trap installed on the water heater gas supply line as is now required.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments: Item is not present in this home.

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E. Other

Location of Gas Meter: East side of home



d

Comments: Gas meter appears to be performing properly.

V. APPLIANCES

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A. Dishwashers

Comments: The dishwasher drain line (discharge hose) did not have an anti-siphon valve or a vacuum break. The dishwasher drain line usually attaches to the garbage disposal. The drain line should arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. The drain lines should be elevated or a back flow device installed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

Comments: The garbage disposal was performing properly at this time.



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C. Range Hood and Exhaust Systems

Comments: The garage apartment range top has a re-circulating vent hood. The air is filtered, and then it is re-deposited in the kitchen. Most vent-hood appliances, especially ones that use gas, will have a flue which is terminated outside of the house to remove combustion products, moisture, grease, and heat.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments: The range in the garage is not secured to the surrounding cabinet or wall and the anti tip device is not securing the range as intended. Children can tip the oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An anti-tip device should be installed.



The range unit in the garage apartment is not connected to a power supply. There was not a 110 outlet in the range area for it to be plugged into.

The cooktop and oven appears to be operating properly.



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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.

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G. Garage Door Operators

Comments: The garage door operators were performing properly at this time.

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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.

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I. Other

Comments: The refrigerant line was not fully insulated to the exterior compressor for the wine closet. This condition causes the line to sweat and slightly degrades the performance of the system. Applying foam tubes and taping them will remedy this condition.



The vacuum system is disconnected from the power supply and does not appear to be being used in the home. This item is beyond the scope of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The wine cooling equipment appears to be operating properly.



VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments: Not present