



Brad Leland  
Inspections you can Trust

## Inspection Report

Thursday, July 9, 2015



Brad Leland  
Professional Real Estate Inspector  
T.R.E.C. License #5229  
Office 281-794-9102

[lelandhomeinspection@prodigy.net](mailto:lelandhomeinspection@prodigy.net)

**Brad Leland Professional Real Estate Inspector**

**INVOICE**

3219 Silver Springs  
La Porte, TX 77571

Phone 281-794-9102  
lelandhomeinspection@prodigy.net

TREC 5229

**SOLD TO:**

<b>INVOICE NUMBER</b>	SampleReport5880sqfeet1 999
<b>INVOICE DATE</b>	07/09/2015
<b>LOCATION</b>	
<b>REALTOR</b>	

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	\$0.00
	TAX	\$0.00
	TOTAL	\$0.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

# Brad Leland Professional Real Estate

## Inspector

3219 Silver Springs  
La Porte, TX 77571

Phone: 281-794-9102

Fax:

Email:

lelandhomeinspeciton@prodigy.net

# PROPERTY INSPECTION REPORT

Prepared For: \_\_\_\_\_  
(Name of Client)

Concerning: \_\_\_\_\_  
(Address or Other Identification of Inspected Property)

By: Brad Leland, Lic #5229 07/09/2015  
(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](http://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.



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:** There are signs of past movement in the structure such as cracks in the exterior stucco, cracks in the garage floor and when measured the north side of the home was approximately 2 1/2" low in some areas. As discussed, these conditions indicate that the foundation may require a permanent remedy to stabilize the structure in some areas. The best course to follow for foundation settlement is to consult a professional (structural) engineer so that a course of corrective procedures can be evaluated. This can consist of a certification that the foundation is functioning as intended at this time, or alternately, a plan may be designed for underpinning.



The foundation face is not visible for inspection where the patios and garden areas are located.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



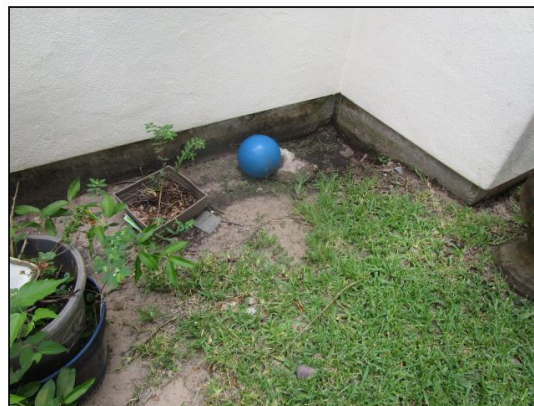
**Note:** Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future 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:** There is a low area at the front of the home outside the study that will collect rain water. 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.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

The soil levels are high in relationship with the interior of the home in some areas of the garden beds. 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 house should have about 4-6 inches of clearance.

There is a sub surface drain system with a sump pump installed. 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.



- 
- 
- 
- 

**C. Roof Covering Materials**

**Types of Roof Covering:** Rubber Membrane  
**Viewed From:** Walked roof areas

**Comments:** There are wrinkles in the roof membrane material in several areas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



There are several low areas where it appears that water is collecting. Due to the hot dry weather recently, no water was noted collecting but stains were observed. There was dark debris on the roof surface that may be caused by long standing or ponding water.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The outriggers on the exterior of the home are weathered and several are water damaged.



A qualified roofing contractor should be consulted regarding the above conditions.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- 

**D. Roof Structures and Attics**

**Viewed From:** Flat roof with no attic area

**Attic Floor - Approximate Average Depth of Insulation:** Unknown

**Interior Attic Wall - Approximate Average Depth of Insulation:** N/A

**Comments:** The outriggers on the exterior of the home are weathered and several are water damaged.



There is no attic area for inspection as the home has a flat roof.

- 

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

**Comments:** High moisture readings, cracks and peeling paint were observed on the south wall of the rear master closet. This is an indication of an active leak in this area. Hidden damage is a possibility. All damage material should be repaired and replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



There were cracks in the exterior stucco in several areas around the home. Cracks in the stucco can be 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. It is recommended that a stucco expert be consulted regarding this condition.



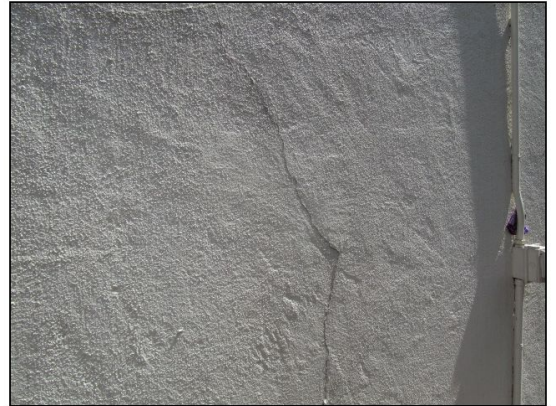
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



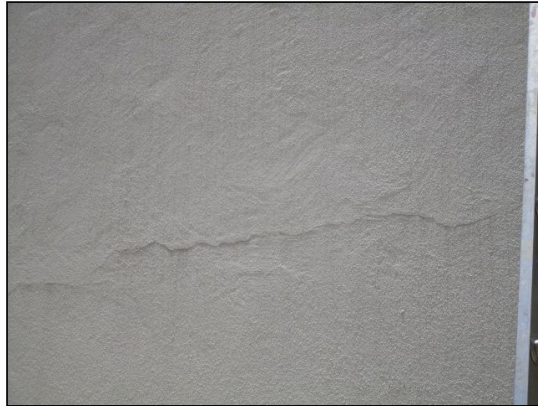
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



There is discoloration/water stains on the bottom of the walls in the garage storage room near the utility room. The walls were dry at the time of the inspection and the reason for this condition was not determined



There is water damage to the interior baseboard next to the rear door off the garage. All damaged material should be repaired/replaced.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------



There is a hole in the sheetrock where the toilet paper holder is missing next to the commode in the upstairs rear bathroom. There is also a hole in the interior sheetrock above the light switch upstairs hallway where wiring is exposed.

The finish on the roof parapet walls is deteriorating in some areas. This condition should be examined by a stucco expert for proper repair.



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

The sheetrock was not complete in the upstairs front north bedroom closet.



There is water damage to the 2 x 12 above the screen door off the outdoor kitchen.



There is water damage to the exterior trim at the bottom of the overhead garage door openings. All damaged material should be repaired/replaced.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- 
- 
- 
- 

**F. Ceilings and Floors**

**Comments:** There was evidence of water penetration (water stains on the ceiling around one of the water heater flue pipes. 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. The area should be monitored, especially during heavy rain, to determine if the leak is active.



There were cracks in the interior sheetrock ceiling board in the garage. Cracks in the sheetrock ceilings 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 repaired and monitored for further activity.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

There was a previous repair/bulge in the ceiling in the media room. It is recommended that the current homeowner be consulted regarding the reason for these repairs. This area was dry at the time of the inspection.



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

**Comments:** The door to the utility room would not latch when closed. All doors should be present and in working order. Doors that do not latch properly can usually be adjusted. In most cases, doors that do not latch properly are an indication of past movement in the structure.

The garage rear storage area door has been removed.

The door from the garage to inside the home does 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 the fire-resistive rating. This is considered a fire safety issue.

The glass in some of the exterior doors do not appear to be tempered/safety glass. I could not find/observe markings on the glass panel(s) indicate the presence of required tempered/safety glass with is a recognized safety concern and code requirement. Ref. CABO 308.4.6 UBC 2406.4.6 IRC R308.4.6

There is water damage to the exterior door to the upstairs north bedroom balcony and the rear door off the garage. All damaged material should be replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Several of the door stops in the home are missing.

The screen material is damaged/torn at the screen room door.



The bottom panel of the middle overhead garage door is damaged/bent.



The half bathroom pocket door latching assembly is not complete and can not be locked.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

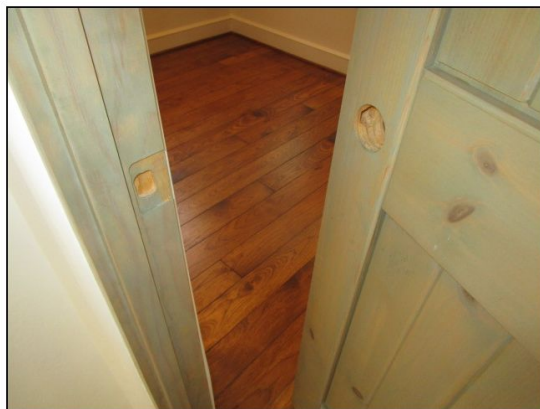
I	NI	NP	D
---	----	----	---



The front door does not seal on the bottom when shut.



The door knobs are not installed at the master bathroom gym closet and the upstairs front north bedroom closet.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- 

**H. Windows**

**Comments:** Several of the windows did not operate properly and could not be opened, some of the windows with this condition are located in bedrooms. The downstairs front bedroom did not have an operable window installed. It is required that at least one of the windows in each of the bedrooms be in full operation to provide quick access out in case of a fire or other possible emergency situations.

The operating handles are missing on the left side breakfast area window, the upstairs south bathroom window and the upstairs rear middle bathroom window.



- 

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

**Comment:** The staircase appears to be performing properly. No defects noted.

- 

**J. Fireplaces and Chimneys**

**Comments:** The interior fireplace was performing properly and the exterior fireplace appears to be installed properly.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

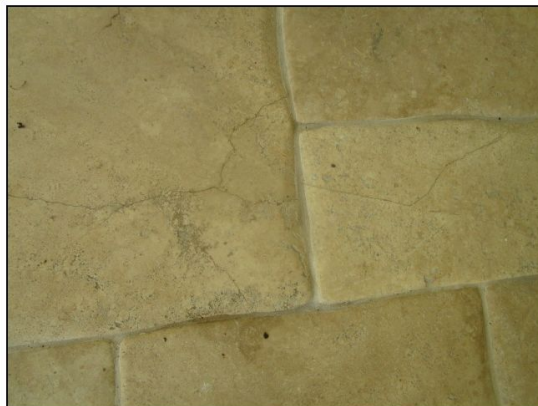
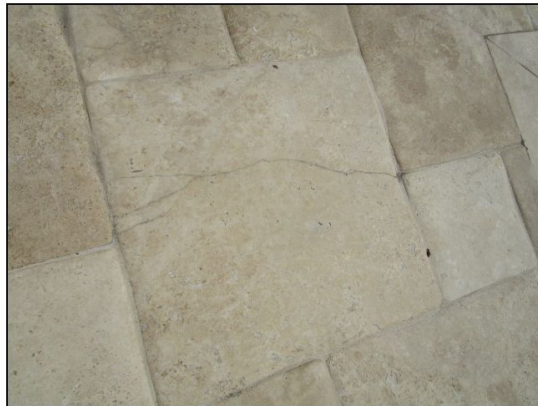
I	NI	NP	D
---	----	----	---



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

**Comments:** The outdoor kitchen has screen material that has plant growth through it that may damage the screen material.

There are several cracked tiles in the back patio and pool decking area. These cracked tiles may be a result of past movement.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

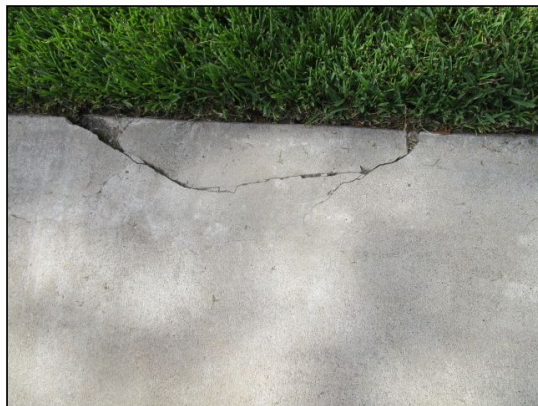
- 

L. Other

**Comments:** There is water damage to the driveway gate and corrosion on the metal frame. All damaged material should be replaced.



Driveway sections and the area under the carport were cracked and have settled unevenly.



**I=Inspected**

**NI=Not Inspected**

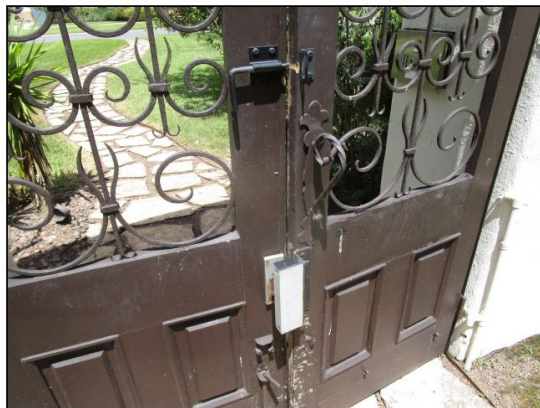
**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------



The front walkway gate doors hit each other when operated and will not close properly.



There is water damage to the bottom of the kitchen sink cabinet. This area was dry at the time of the inspection and there were no active leaks found.

I=Inspected

NI=Not Inspected

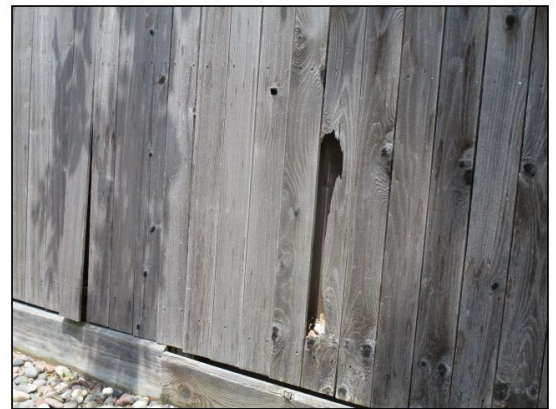
NP=Not Present

D=Deficient

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



The fence is leaning notably and there are damaged fence boards on the north side of the driveway.



The front fountain was not operating at the time of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The stucco fence wall is damaged and has cracks in the finish. The exterior south side is not completely visible due to heavy foliage.



I=Inspected

NI=Not Inspected

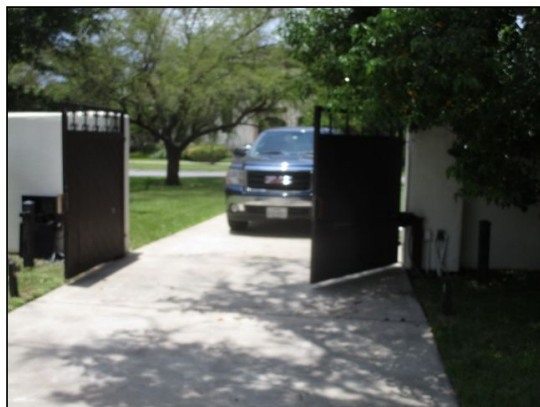
NP=Not Present

D=Deficient

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



The security system, the communication box system and the gate operator are beyond the scope of the inspection. It was noted that the communication box at the front gate is not secured and was not in operation condition. The driveway gate opener did not have a remote present and did not appear to open/close properly.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

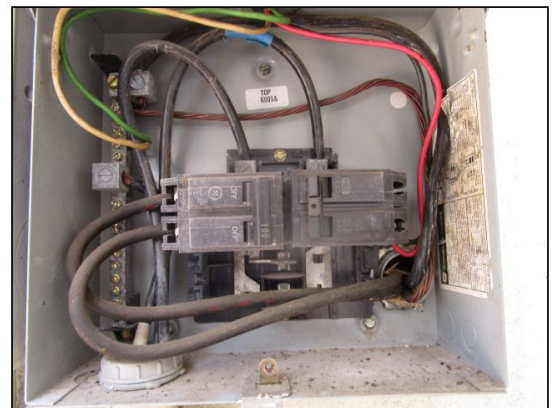
### A. Service Entrance and Panels

**Amp Service Box:** 2 x 200 and 2 x100 and 150 amp sub panel for the pool equipment - 240 volt service

**Type of Main Service Cables:** Copper

**Location of Breaker Box:** Front north side

**Sub Panel:** Back of Garage



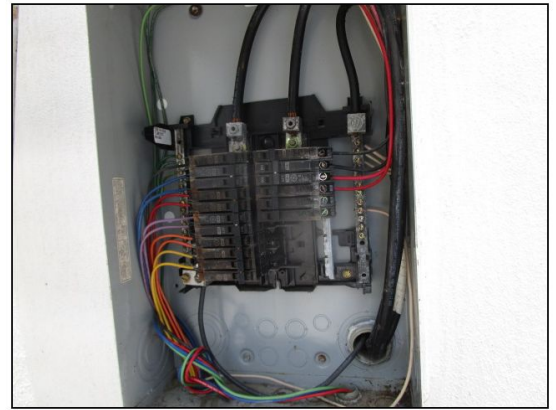
I=Inspected

NI=Not Inspected

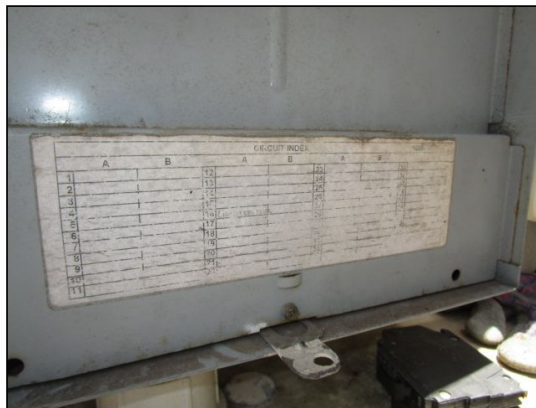
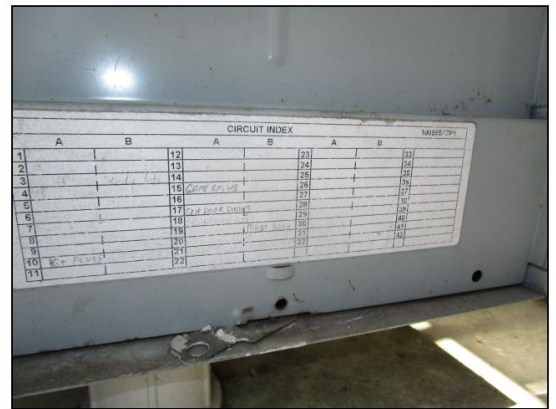
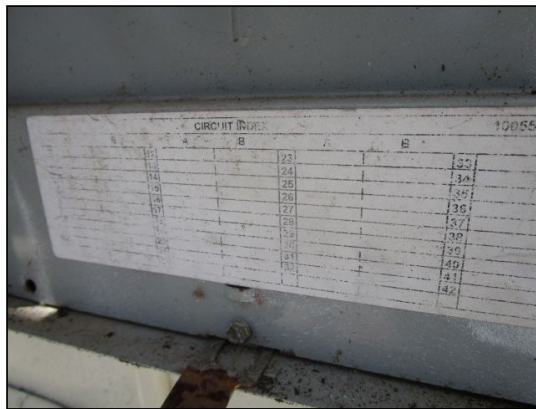
NP=Not Present

D=Deficient

I NI NP D



**Comments:** Breakers were not labeled at the service boxes as required.



A securing screw is missing for the dead front barrier of the 200 amp box next to the meter.

There was corrosion on some of the terminals inside the sub panel breaker box for the pool at the back of the garage which is an indication that there has been water penetration or moisture in the



I=Inspected

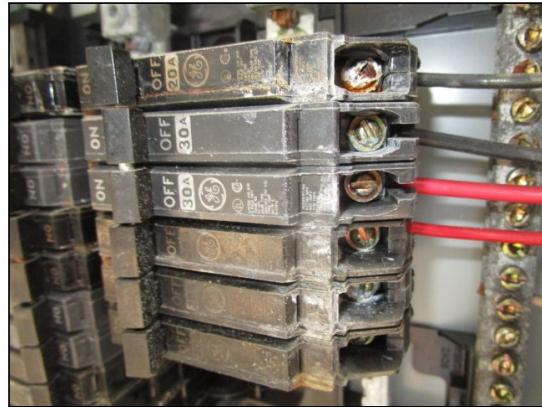
NI=Not Inspected

NP=Not Present

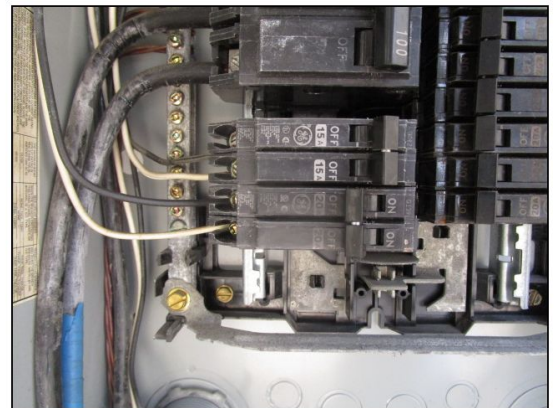
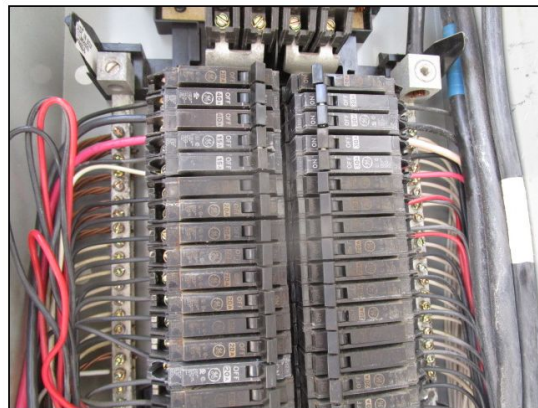
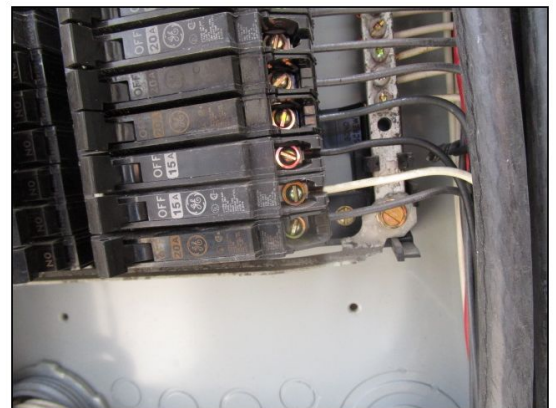
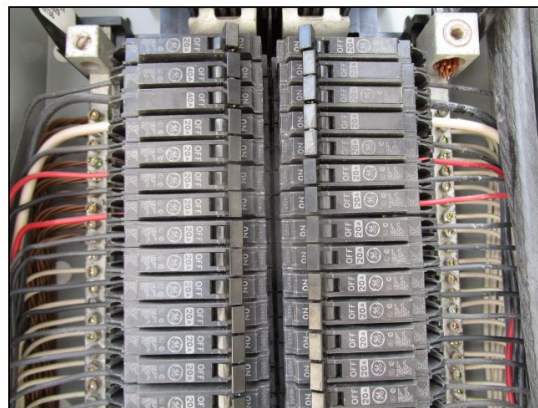
D=Deficient

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

box.



White wires were used as "hot" wires and are connected to circuit breakers. 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.



The large 100 amp box was not secured to the wall.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



A licensed electrician should be consulted regarding the repair of the above items as well as check the entire electrical system for any other possible defects.

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

**Type of Wiring:** Copper - Romex

**Comments:** Electrical fixture face plates are missing in the screen room, the master bedroom, the floor outlet in the study and the upstairs front north bedroom closet. The cover is not complete for one of the living room floor outlets and the cover is not the correct type near the outdoor fireplace. Face plates that are missing for either light switches or electrical outlets are considered a safety concern.



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------



There is an extremely hot junction box on the south wall of the rear master closet that should be evaluated by a qualified electrician.



The electrical outlet in the living room floor and the exterior outlet at the front entry are loose and need to be secured to avoid possible loose connections/electric shorts.

There is an exterior junction box at the front gate/fence that does not have a cover plate installed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

and has exposed wiring.



There is exposed exterior wiring that is not completely in protective conduit at the front gate and the electrical breaker box area in the front of the home.



The exterior ceiling fan at the patio off the master bedroom did not operate when tested.

The exterior switches in the outdoor fireplace area should have weather guard cover plates.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

installed to protect them from water penetration and possible electric shorts.

The under counter lights to the right of the range did not operate.

lights were not working in several areas of the home on the interior and exterior. This condition may be a result of a need for light bulb replacement.

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.

A licensed electrician should be consulted regarding the repair of the above items as well as check the entire electrical system for any other possible defects.

### 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 for upstairs zone, Electric for both downstairs zones



**Comments:** The ductless system in the master bathroom did not respond to the thermostat when tested.

The heaters did not respond to the thermostats for both of the downstairs zones when tested.

There is no condensate drip leg/sediment trap installed on the upstairs zone furnace gas supply line as is now required.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The upstairs zone furnace appears to be operating properly.

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

- 
- 
- 
- 

**B. Cooling Equipment**

**Type of System:** Central - Air Conditioner

**Exterior Compressor:** 2 x 4 ton units and a 3.5 ton unit



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Differential Air Temperature Drop During Operation:  
Downstairs Main Zone Air Going Into System: 78 f Returned Air: 63 f**



**Upstairs Zone Air Going Into System: 77 f Returned Air: 62 f**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



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.

**Downstairs South Side Zone Air Going Into System: NA f Returned Air: NA f**  
The downstairs south side zone system did not operate when tested.

The conduit on the supply wire for the 3.5 ton exterior compressor is not connected.



The 3.5 ton exterior compressor on the roof is sweating excessively during operation which is causing water to drain off the roof surface.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The ductless single unit in the master bedroom has not power to the thermostat and was not operated.



The ductless single unit in the master bathroom was operating and the air going into the system was 82 degrees and the returned air was 65 degrees when tested.



The main drain line coming from the coil box of the upstairs 4 ton unit should terminate into an

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

internal drain rather than to the outside of the south side 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.



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.

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

**Comments:** The ductwork for the HVAC equipment was not visible as it is inside of the ceiling and wall cavities.

**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:** Front north side of home

**Static Water Pressure Reading:** 50 psi

:

**Type of Water Supply Lines:** Copper

**Note:** 24 hour shower pan test specifically excluded

**Comments:** There is a leak at the top of the faucet spout of the outdoor kitchen sink. Leaks can promote water penetration to the structure. Concealed damage is a possibility.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

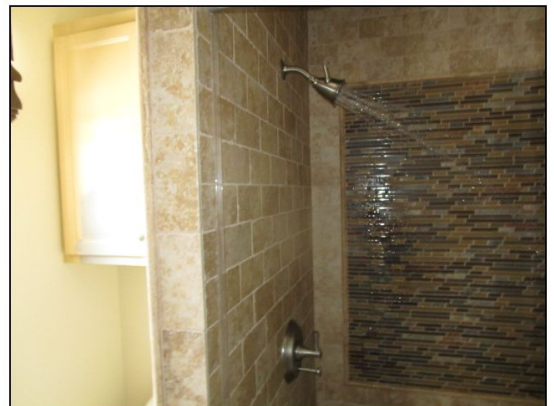
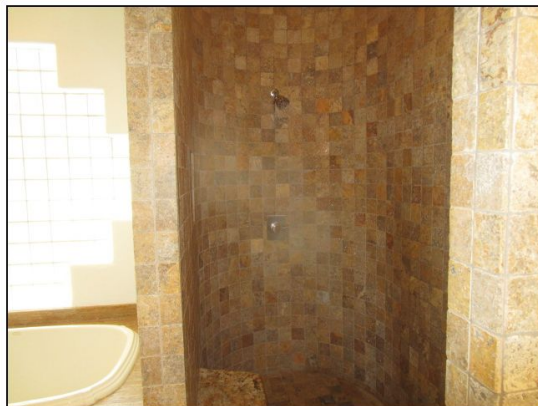


There was no hot water to the utility room sink at the time of the inspection.

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



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.



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

It is recommended that the under mount sink in the utility room be permanently supported rather than relying on adhesive to hold it in place.



The fixture valve handles are not secured in the downstairs front bathroom shower and the upstairs south side bathtub/shower.



The water filtration system is disconnected/not complete at the kitchen sink.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



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.



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.

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

**Comments:** The drain stops are not complete at the half bathroom sink and the upstairs rear middle bathroom sink.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The toilet did not flush properly in the downstairs front guest bathroom. Toilets should cycle and complete filling within a reasonable time. Toilets that do not flush or that fill slowly should be serviced by a licensed plumber.



There is a leak at the drain for the upstairs rear middle bathroom sink.



It is recommended that there be inspection ports provided for the bathtub/shower units in all of the

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

bathrooms so that it is possible to check for leaks, as well as for service to be performed on the plumbing if needed.



There are exposed pipes some of which appear to have been disconnected on the south side of the yard. The reason for this condition is not known.



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.

- 
- 
- 
- 

**C. Water Heating Equipment**

**Energy Source:** Gas

**Capacity:** 2 x 50 gallon units

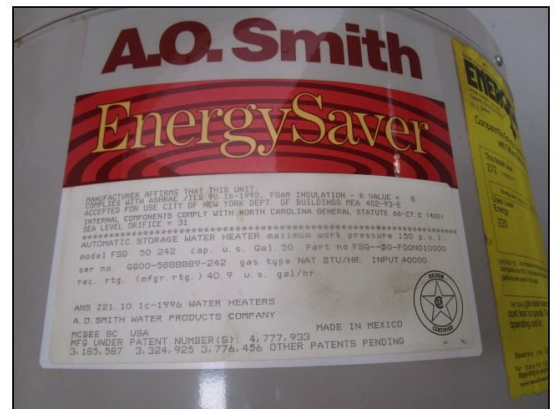
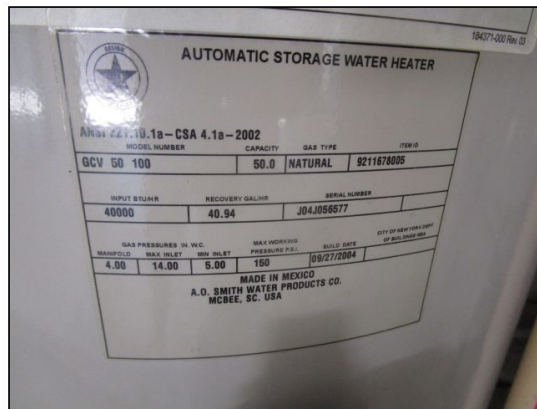
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**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 are no condensate drip legs/sediment traps installed on the water heater gas supply lines as is now required.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

There was corrosion at the water supply lines/valve between the water heater units. It is recommended that these fittings be replaced whenever possible to prevent future leaks.



It was not determined if the recirculating pump was operational. A qualified plumber should be consulted regarding the condition and operation of this pump.



**D. Hydro-Massage Therapy Equipment**

**Comments:** Item is not present in this home.

**E. Other**

**Location of Gas Meter:** Front north side of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



**Comments:** There is corrosion on gas lines coming off the meter.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

## V. APPLIANCES

- 

### A. Dishwashers

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



- 

### B. Food Waste Disposers

**Comments:** The garbage disposal splash guard was missing in the outdoor kitchen area. This splash guard should be installed before operation.



The garbage disposal in the kitchen appears to be operating properly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



**C. Range Hood and Exhaust Systems**

**Comments:** The vent hoods in the main kitchen and outdoor kitchen appear to be performing properly at this time.



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

**Comments:** The range unit was performing properly at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



**E. Microwave Ovens**

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



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

**Comments:** Appear to be performing properly at this time.

**G. Garage Door Operators**

**Comments:** The garage door operators were 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 ice maker made a loud noise when operating and was turned off. The ice maker should be serviced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The igniter switches did not operate on the outdoor kitchen grill. The burner elements on the left side did operate. It is recommended that the unit be cleaned and serviced.



The warming drawer appears to be operating properly.



The wine cooler appears to be operating properly.

I=Inspected

NI=Not Inspected

NP=Not Present

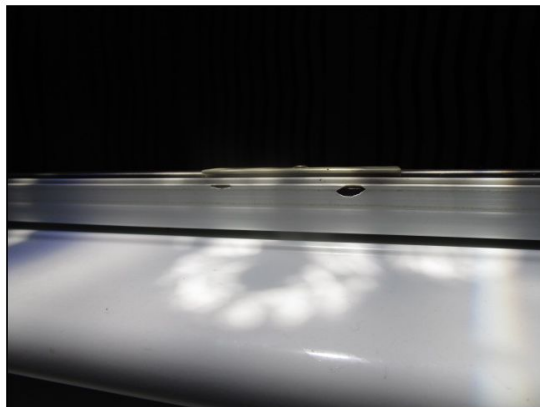
D=Deficient

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



The outdoor kitchen mini refrigerator appears to be operating properly.

The built in refrigerator seal is damaged on the top of the refrigerator door side.



During operation a dripping and loud clicking noise was heard from the compressor/motor area.

