

# First Choice Inspection Services

[www.firstchoiceinspectionsservices.com](http://www.firstchoiceinspectionsservices.com)

361-688-7146 [sal.firstchoiceinspector@gmail.com](mailto:sal.firstchoiceinspector@gmail.com)

## PROPERTY INSPECTION REPORT

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**Prepared For:** Your Name  
(Name of Client)

**Concerning:** 1234 Any Street Sample  
Corpus Christi TX 78401  
(Address or Other Identification of Inspected Property)

**By:** Salvatore M Iacono TREC #7465.  
(Name and License Number of Inspector:) (Date)

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

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### 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

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188  
(<http://www.trec.texas.gov>)

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risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

**TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)"

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

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

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

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or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**



JOB NAME: Your Home

This report is confidential, for the Client's use only. Thank you for choosing First Choice Inspection Services for your Structural and Mechanical inspection.

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## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Concrete slab on grade.

*Comments:*

General Indication(s) of Foundation Movement: Brick, stone, or stucco veneer fractures and separation or openings between cladding and window or door frames. Various conditions and adverse factors are able to affect structures, with differential movement likely to occur over time. 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. **Previous repairs are noted. Inquire with sellers for details and transferable warranties.** A foundation watering plan should be implemented to avoid future settling issues. Inspector recommends a sprinkler system be used or soaker hoses be placed 10-20" away from perimeter of foundation. Equal moisture should be achieved around the entire perimeter. Over watering is noted by water puddling or ponding and under watering is present when earth separation is noted at foundation, The underlined item(s) which are listed above are indications that structural movement occurred at some point in time. **We recommend that you consult with a Structural Engineer to determine if repairs may be needed.**

**Because of the installed vegetation and pavers we were unable to see areas of the grey line foundation at the rear.** We were unable to see areas of the foundation gray line (Minimum to 2" should be visible)

**Wood rot noted to lower sections of trim at rear converted patio and inspector was able to place probe all the way under the flooring of this rear converted patio. This may be in indication that the foundation footing is not present in this area and may not have been required as this was only a patio. Inquire with sellers for details.**



### B. Grading and Drainage

*Comments:*

Conditions are dry at time of inspection. Ponding does not appear to be an issue at time of inspection. All water should be directed towards the city storm drain system from rear to front or the bay at rear.

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**C. Roof Covering Materials**

*Types of Roof Covering:* Architectural composition shingles. Note: With regular maintenance average life expectancy is between 20 -25 years under normal installation/conditions. Rolled composition roofing. Note: Average life expectancy under normal conditions/installation is between 6 - 10 years.

*Viewed From:* Roof level- observed by walking upon it.

*Comments:*

ROOF COVERING OBSERVATIONS- Roof covering observed showing normal wear for age.



ROOF COVERING OBSERVATIONS- **A number of damaged or missing tabs was noted at the rear of the structure above the upstairs bedroom. This may be storm related.**



ROOF COVERING OBSERVATIONS- Minor roof deflections at the front of the structure maybe an indication that a slight structural movement has occurred.



ROOF COVERING OBSERVATIONS- Roof covering observed showing normal wear for age. **Signs of water ponding or puddling noted over the rear flat roof covering.** A licensed roofing contractor should be consulted to make further evaluation.



**Some of the rear flat roof is covered by wood deck is not inspected.**



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ROOF COVERING OBSERVATIONS- Tree limb(s) observed in contact and rubbing surface of roof. Trim to avoid excessive wear.



ROOF JACKS, FLASHING, & COUNTER FLASHING OBSERVATIONS- Tar paper does not lay over drip edge flashing at eave edges of roof. This allows water behind the drip edge flashing and on to the decking, fascia and soffit.



ROOF JACKS, FLASHING, & COUNTER FLASHING OBSERVATIONS- Surface rust was present at exposed drip edge flashing which is typical for coastal environments. GUTTERING OBSERVATIONS- No problems noted at this time. Downspouts terminate near the foundation. All gutter downspouts should have splash blocks or diverters to control erosion.



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**D. Roof Structure and Attic**

*Viewed From:* Entered attic area. Viewing was restricted.

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*Approximate Average Depth of Insulation: 5 - 9 inches, combination of batt type and blown in present. Insulation has been disturbed and good coverage is no longer present, with bald spots noted here and there.*



**insulation is generally poor**

Some of the vertical insulation is failing and repairs are needed.



ATTIC OBSERVATIONS- Conventional framing, Lack of fire separation noted at attic door in garage. The door does not appear to be fire rated. This is normal building installation as this is not required or enforced locally. ROOF STRUCTURE OBSERVATIONS-Framing is typical for a home built in this time period. The system appears functional. Debris prevents full inspection. ATTIC VENTILATION IS PROVIDED BY: Turbo vents, soffit vents.



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

*Comments:*

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S): Drywall and Paneling. Stored items or furnishings prevent full inspection, Previous repair(s) were noted. Note to client(s): The interior of this structure has been freshly painted. True condition of exterior may be concealed at this time. It is beyond the scope of this inspection to determine conditions below the surface of the paint. The following type of sheetrock fracture(s) were present. Small fracture(s) were noted. These may be indications that a slight structural movement may have occurred at some point in time. EXTERIOR WALL

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OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS: Brick and/or block (stone) veneer over wood framing, Wood siding and/or particle board, and cement board. Soffit(s), eave(s), and/or trim are painted wood. Previous repair(s) were noted. A few areas of siding and/or trim boards are no longer secured in place. (nails pulling out - open joints and seams), (Special Note: This is a non-destructive type of inspection. With this type of inspection, it is not possible to determine condition of materials under siding), **Moisture related deterioration was noted.**

Previous repair open gap between trim and brick work noted at left side of garage maybe an indication that a structural movement has occurred. All opened gaps & seams to be sealed as a part of regular maintenance.



**Wood rot noted to fascia board at rear along roof line.**



**Wood rot noted to lower sections of siding and trim at rear along roof line.**



**Loose bricks, brick fractures, loose trim, loose soffit and wood rot noted to corner fascia board at front left of structure.**



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Multiple brick fractures including separation were noted at the left side of the structure. This may be an indication that structural movement has occurred or is occurring. Evaluation is recommended.



**Wood rot noted to lower sections of wood trim at both left and right of rear converted patio. Inquire with sellers for details. Previous repairs are noted. This may be an area of previous water entry.**



**at both sides**

**Damage was present at the lean against closet at the left side of the structure. Inspector recommends that it be removed.**



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Large diagonal fractures and missing wallboard noted at garage wall surfaces maybe an indication that a structural movement has occurred. It appears that an air conditioning repair maybe present in this area. Inquire with sellers for details.



Interior wall fracture noted at downstairs left side bedroom maybe an indication that is structural movement has occurred.



**Water stains around floorboards in rear converted patio maybe an indication that surface water enters this area. Inquire with sellers for details. Previous repairs were also noted.**



No supports are present at the granite overhang at the breakfast bar area. Injury risks maybe present. Supports a recommended when more than a 9 inch overhang is present.



Impact damage and wall damage noted at dining.



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**F. Ceilings and Floors**

*Comments:*

CEILING COVERING(S): Painted sheet rock. CEILING OBSERVATIONS- Previous repair(s) were present. FLOOR COVERING(S): Hardwood and vinyl/tile. Area(s) of floor boards are slightly buckled from moisture. Condition of flooring was not determined where covered by carpets/rugs or other floor coverings or stored articles. GARAGE FLOOR OBSERVATIONS-

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Stress fractures with differential movement were noted in area(s) of visible concrete floor(s).

**Tile fractures noted at master toilet.**



Minor separation is noted between the vinyl floor boards at the upstairs den.



**loose and damaged vinyl flooring was noted at downstairs bedrooms. Inquire with sellers for details.**



Most of the red tiles were loose when tapped on. This may be an indication that a slight structural movement has occurred. These tile should be monitored for fractures in the future.



Previous repairs, fractures and water stains noted at garage ceiling surfaces maybe an indication of prior roof leaks and structural movement. Inquire with sellers for details.



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Fractured loose tiles and poor grout were noted at master bath. These maybe an indication that a structural movement has occurred.



Stress fractures noted at garage concrete floor maybe an indication that a structural movement has occurred.



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

*Comments:*

INTERIOR DOOR OBSERVATIONS- SPECIAL NOTE: Only a representative number (random sampling) of doors are checked for condition and proper operation. No obstructed and/or locked doors were operated. EXTERIOR DOOR OBSERVATIONS- SPECIAL NOTE: Only a representative number (random sampling) of doors are checked for condition and proper operation. No obstructed and/or locked doors were operated. BUYERS SHOULD HAVE ALL LOCKS CHANGED/RE-KEYED FOR SAFETY/SECURITY CONCERNS AFTER CLOSING BUT PRIOR TO MOVE-IN. OVERHEAD GARAGE DOOR OBSERVATIONS- Garage door is The door located between the garage and living space should have an operational auto-closure device. Structures with attached garage(s) should install Carbon Monoxide detectors within the living area. Carbon monoxide is a colorless, odorless gas that is emitted as a by-product of incomplete combustion. (Such as your vehicle engine) Levels as low as 30 parts per million can cause illness. If exposed for an extended period, death. Signs of Carbon Monoxide poisoning are headache, nausea, confusion, and/or loss of consciousness. In extreme prolonged cases, a condition called "Cherry Face" may be present. This is where the CO binds to the blood hemoglobin and presents itself as a cherry color to the skin of the face and neck.

Pocket door hardware was missing at master closet.



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Mirror closet doors are off track and difficult to operate at downstairs left front bedroom closet.



Latching Hardware is damaged at master bath.



Threshold and trim are loose at garage entry door.



Light and air leak noted at entry. Weather strip/door is in need of repair.



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**H. Windows**

*Comments:*

**Some screens are missing/damaged.** Windows were noted that would not open easily using normal force. Windows may be stuck or painted shut. This constitutes a FIRE/SAFETY concern. Thermal pane window(s) deficiencies- **Window fogging was present in the rear windows** NOTE TO CLIENT(S): Only a representative number (random sampling) of windows are checked. No obstructed or locked windows were checked. **Safety glass is not present next to exterior doors. Safety ladders are needed at upstairs windows or windows that have fall risks to prevent injury during egress. window(s).**

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Possible window fogging or failed thermal seals were noted at the rear facing windows. A reputable window company should be contacted for further evaluation and repair recommendations. Window springs failed and some windows were difficult to open.



No safety or tempered glass was noted at the window by the spa tub. This was not required when this home is built.



Downstairs master bathroom window at toilet was difficult to open and close. The window covering has not been removed.



Installed storm windows in sleeping areas may hinder egress in an emergency such as a fire. An emergency escape plan is needed.



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

*Comments:*

**No handrail is present at the upper course of stairs. Fall risks may be present.**



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**J. Fireplaces and Chimneys**

*Comments:*

**Chimney does not have proper clearance from the roof/structure. (this may be from the addition). Evaluation is needed.**



FIRE PLACE LOCATION- First Floor, Living Room.  
 FIREPLACE TYPE- Prefabricated metal, FIRE PLACE OBSERVATIONS- Damper is present.(functional). Rust was present at flu. Service is recommended prior to use.



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

*Comments:*

PORCH OBSERVATIONS- Decking materials observed as having normal weathering commensurate with age. DECK OBSERVATIONS- Normal stress fractures were present. Decking materials observed as having normal weathering commensurate with age. Steps, stairways, balconies, and railings which are higher than 30 inches as measured from the adjacent grade: Area(s) of decking materials were decayed, deteriorated, and/or weathered. Several nails observed popping out and boards are no longer secured in place.

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**L. Other**

*Comments:*

Stress fractures with differential movement noted at areas of the concrete driveway.



**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Comments:*

Service is underground. MAIN PANEL COMMENTS: A panel is located in the Exterior of house, Circuit breakers are provided. SUB-PANEL COMMENTS: Subpanel is located in the Garage, AFCI type breakers are not installed and were not required when this system was installed. This is a mandatory deficiency by Texas Real Estate Commission guidelines.

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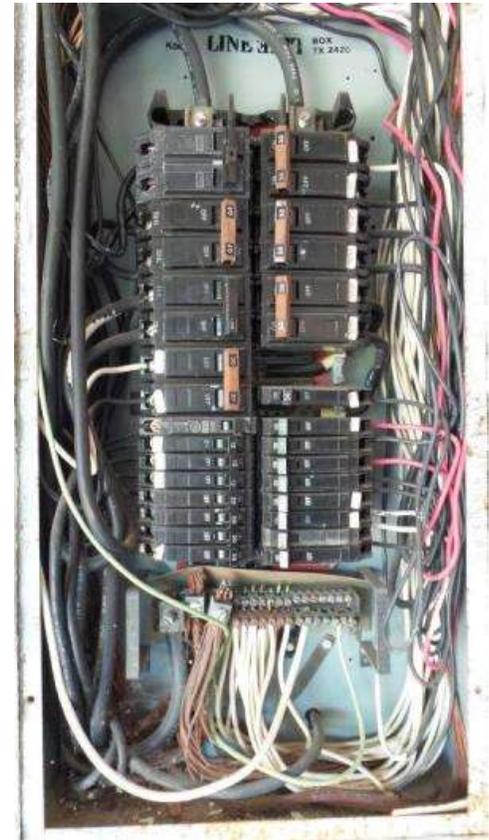
Breakers are not labeled and breaker cover is missing at right side. Cover screws are missing.



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

*Type of Wiring:* Copper, Grounded type branch wiring present.



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LIGHTING & CEILING FAN DEFICIENCIES-  
Fixtures are loose or wiring is visible behind garage exterior light fixtures.



Ceiling fan did not function at master bath. (remotes may be missing at several fans)



RECEPTACLE DEFICIENCIES- **Ground Fault circuit Interrupter(s) were not present, not install properly, and/or do not operate as shown by use of a separate testing device in the Garage, exterior bathrooms and kitchen.**



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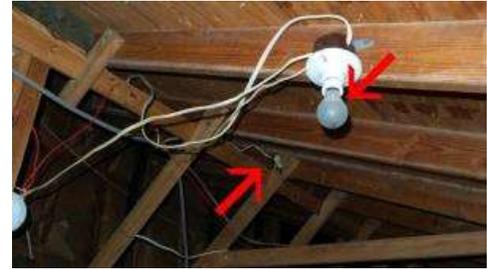
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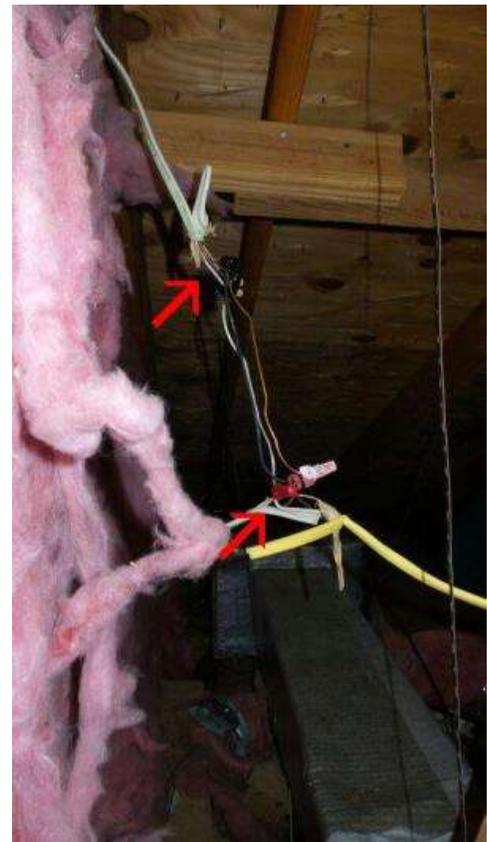
Globes or covers are needed at all closet and attic light locations. A receptacle is improperly wired with no junction box present. Conductors are not properly secured to structure in attic over garage. Evaluation is needed by licensed electrician.



Light fixture failed to operate at upstairs rear room.



Handyman wiring is a very unsafe condition which is noted at both attic spaces. Evaluation and repair recommendations are needed by licensed electrician. The presence of handyman wiring is an undesirable condition which should be corrected by a licensed electrician. Wiring and connections are often installed in a haphazard manner, with an increased potential for shock, safety and fire hazards. The installer may be familiar with particular precautions which he/she has grown accustomed to taking when operating equipment powered with such wiring, but as a purchaser, you or your family may not be. One of the most common problems is the use of inappropriate wire in exterior or damp locations. Doubling up of wires on circuit breakers and incorrect routing and attachment of wires, along with incorrect wiring of fans are other often seen occurrences. Costs for correcting wiring of this type can accumulate rapidly, as correction of one deficiency sometimes uncovers the existence of another. Every instance of handyman wiring present may not be detailed in this report.



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RECEPTACLE DEFICIENCIES- Receptacle is loose and cover is missing at converted patio.



ACCESSORY WIRING COMMENTS: The Air Conditioning disconnect, No problems observed during this inspection period. Smoke detectors, **are not present and/or failed to operate**. Smoke detectors should be installed in all sleeping areas & levels of the structure (**BEDROOMS AND HALLWAYS THAT LEAD TO BEDROOMS**). Smoke detectors should be installed on the ceilings at least 18" from the wall. (Smoke tends to mushroom upward turning outward toward the center of the ceiling. To Fire Fighters this is known as the mushroom effect which leaves a dead airspace 18" from a ceiling to wall corner.)

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type of Systems:* Forced Air.

*Energy Sources:* Electric.

Heating System- The heating system operated correctly at the time of the inspection. Return Air Chase/Plenum Observations- No problems were noted at the time of the inspection. Thermostat Observations- The thermostat appeared to operate correctly at the time of the inspection. SPECIAL NOTE: Average life span of heating furnaces in this area range between 12-18 years under normal conditions. The purchase of a mechanical warranty package should be considered at this time. Check with your Realtor for additional information.

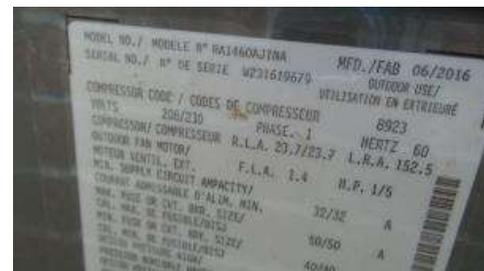
*Hvac Location/Coverage Area*

Unit covers the entire Structure.

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#### B. Cooling Equipment

*Type of Systems:* Electric. 2016 model, 5 ton unit at exterior.



*Comments:*

CONDENSER (EXTERIOR UNIT)

OBSERVATIONS- No problem observed during this inspection period.



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Inside coils were slightly dirty but appear to be serviceable.



Electric, - Central, - Split System. AIR TEMPERATURE DIFFERENTIAL- Air Temperature Deficiencies- **Temperature drop/differential observed was less than 15 degrees. (12 degrees)** EVAPORATOR OBSERVATIONS- No problem observed during this inspection period. **Tip: add a cup of distilled vinegar to the cleanout at the primary drain when changing filters to avoid drainage problems,** THERMOSTAT OBSERVATIONS- No problems observed during this inspection period. The air conditioning system should be further evaluated by a licensed HVAC Technician. NOTE: Average life span of a A/C system in this area is between 10 - 12 years under normal conditions. (slightly shorter for heat pumps) The purchase of a mechanical warranty package should be considered at this time. Check with your Realtor for additional information.



**Improper drain connection noted under unit. Repairs needed.**



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*Hvac Location/Coverage Area*

Unit covers the entire Structure.

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

*Comments:*

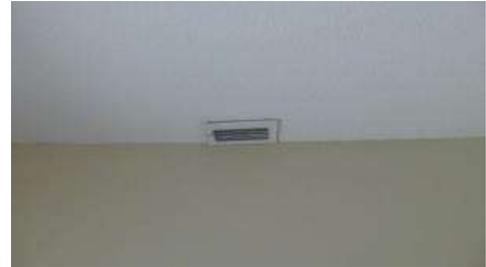
DUCTWORK TYPE- Fiberglass duct board and/or flexible type ducts were primarily used for distribution/return system throughout. Insulation-Ductwork, Air Chase and/or Plenum Observations- **Openings observed at ducts and/or at blower unit allowing air to escape from the system. Duct work is routed improperly in area(s) Straps are missing or damaged at some flexible duct lines. Strapping is needed to prevent animal intrusion. Flexible duct lines should be kept off of the insulated surface.**



No air conditioning vent is present at the upstairs bathroom. The skylight in this room produces a large amount of heat. It is noted that the door is Louvered. Inspector felt noticeably warmer temperatures in this area.



Register is loose at master bath.



**Filter is dirty.**



**IV. PLUMBING SYSTEM**

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

*Location of water meter:* Exterior.

*Location of main water supply valve:* Valve is located at the Exterior, Valve is operational.

*Static water pressure reading:* Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

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Municipal service is primary water source. SUPPLY PIPING TYPE- Combination of materials, Copper, Plastic, POTABLE WATER LINE  
 OBSERVATIONS- Appears serviceable, EXTERIOR PLUMBING- No anti-siphon protection observed on exterior hose bibs/faucets. This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house. The exposed water line at the front porch is not protected from impact nor insulated.



*Kitchen:*

No problems observed during this inspection period.

*Bathrooms:*

**Master shower handles spend 360 degrees. The shower door has been recently painted with aluminum paint. The bottom threshold or rubber seal is missing from the bottom of the shower door.**



**Door is loose it downstairs bath.**



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Hot water flow was low at left side master sink. There was a whole around the countertop at the faucet and the faucet was slightly loose.



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

*Comments:*

DRAIN/WASTE & VENT PIPING TYPE- ABS plastic, *This inspector always recommends a static test be performed on sewer lines by licensed plumber prior to purchase. This test may reveal leaks in the drain system that are not visible to inspector. For older homes I recommend that the sewer line be inspected all the way to the city tie in to check for additional damage or potential leaks from the home to the street or easement.* SEWER PIPE OBSERVATIONS- No problems observed during this inspection period. SOIL VENT PIPE OBSERVATIONS- No problems observed during this inspection period.

*Bathrooms:*

Signs of previous leaks noted at upstairs bathroom sink. The sink and or the cabinet do not appear to be properly attached to the structure.



It appears that a small amount of water stands after operation at the upstairs shower. This may be an indication that the shower is installed unevenly. Evaluation is recommended by licensed plumber.



**C. Water Heating Equipment**

*Energy Sources:* Electrically operated.



*Capacity:* 50 Gallons, Appears to be a 2012 model.

*Comments:*

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

*Location:*

Water heater is located in the garage or utility room which opens directly into the garage. **No impact protection is provided.** One of the thermostat covers is loose or missing and another is missing a screw. Minor repairs are recommended.



- 

**D. Hydro-Massage Therapy Equipment**

*Comments:*

Deficiencies- **Failed to operate.**

- 

**E. Other**

*Comments:*

Outdoor fire pit did not function. Inquire with sellers for demonstration.

**V. APPLIANCES**

- 

**A. Dishwashers**

*Comments:*

No problems observed during limited test run of appliance.

- 

**B. Food Waste Disposers**

*Comments:*

**The following deficiencies were noted: Incorrect material and/or installed was present in disposer wiring.**



**no wire clamp is present**

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

**C. Range Hood and Exhaust Systems**

*Comments:*

Exhaust vent is a re-circulating type. **Light failed to operate.**

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

*Comments:*

Range present, Electric. **Anti-tip mechanism was not present.** Oven present, Electric. With the thermostat set at 350 degrees the oven shut down temperature was 350 degrees.

**E. Microwave Ovens**

*Comments:*

No problems observed during this inspection period. Note: No microwave leak detection and/or output testing was done during this inspection period. A container of water was place in the microwave. After 30 seconds the water was hot.

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

*Comments:*

Combination heat & vent unit present. **Vibration was noted.** Vent unit present. Vent pipe(s) do not terminate outside out the structure. Unit cover is loose at upstairs.



**G. Garage Door Operators**

*Comments:*

**Deficiency in garage door opener. Pressure safety reversing mechanism failed to operate.** Ultra Violet Detector safety reversing mechanism is present but **Failed to operate.**

**H. Dryer Exhaust Systems**

*Comments:*

No problems noted.

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

PUMP/MOTOR OBSERVATIONS- No problems noted during the inspection. Number of zones - 6  
 VALVE TYPE- Electric, VALVE  
 OBSERVATIONS- NOTE: Sprinklers were checked in manual mode only. TIMER AND SUBPANEL  
 OBSERVATIONS- No problems noted at the time of inspection. SPRINKLER HEAD OBSERVATIONS- Full coverage is not assured, DEFICIENCY  
 OBSERVATIONS- No rain or free sensor was noted and the backflow preventer ur is not a part of this inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**



**C. Outbuildings**

*Comments:*

**D. Private Water Wells** (A coliform analysis is recommended.)

**E. Private Sewage Disposal (Septic) Systems**

**F. Other**

*Comments:*