

## **Vecc-Inspects**



**123 Inspection Lane  
DFW, TX 77777**





# PROPERTY INSPECTION REPORT FORM

|  |   |
|--|---|
| Home Buyer<br><i>Name of Client</i>  | 08/28/2023<br><i>Date of Inspection</i> |
| 123 Inspection Lane, DFW, TX 77777<br><i>Address of Inspected Property</i> |   |
| Glenn Vecchio<br><i>Name of Inspector</i>                                  | 25681<br><i>TREC License #</i>          |
| <i>Name of Sponsor (if applicable)</i>                                     | <i>TREC License #</i>                   |

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today’s standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

**Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.**

**This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.**

**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.**

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

- |                        |  |   |  |                                   |
|------------------------|--|---|--|-----------------------------------|
| Present at Inspection: | <input checked="" type="checkbox"/> Buyer  | <input checked="" type="checkbox"/> Selling Agent | <input type="checkbox"/> Listing Agent   | <input type="checkbox"/> Occupant |
| Building Status:       | <input checked="" type="checkbox"/> Vacant | <input type="checkbox"/> Owner Occupied           | <input type="checkbox"/> Tenant Occupied | <input type="checkbox"/> Other    |
| Weather Conditions:    | <input checked="" type="checkbox"/> Fair   | <input type="checkbox"/> Cloudy                   | <input type="checkbox"/> Rain            | Temp: <u>95</u>                   |
| Utilities On:          | <input checked="" type="checkbox"/> Yes    | <input type="checkbox"/> No Water                 | <input type="checkbox"/> No Electricity  | <input type="checkbox"/> No Gas   |
| Special Notes:         | _____                                      |   |  |                                   |

**INACCESSIBLE OR OBSTRUCTED AREAS**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Sub Flooring                              | <input checked="" type="checkbox"/> Attic Space is Limited - Viewed from Accessible Areas |
| <input type="checkbox"/> Floors Covered                                       | <input checked="" type="checkbox"/> Plumbing Areas - Only Visible Plumbing Inspected      |
| <input checked="" type="checkbox"/> Walls/Ceilings Covered or Freshly Painted | <input type="checkbox"/> Siding Over Older Existing Siding                                |
| <input type="checkbox"/> Behind/Under Furniture and/or Stored Items           | <input checked="" type="checkbox"/> 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.**

I=Inspected

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NP=Not Present

D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
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## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Pier & Beam - Crawlspace

*Comments:*

The access hatch opening providing entry to this crawlspace was too small for safe entry. Generally-accepted modern safety standards mandate a crawlspace access size of 18 inches by 30 inches. The crawlspace access was limited and not completely inspected. The inspector disclaims responsibility for it's inspection. The Inspector recommends crawlspace conditions be inspected by a qualified inspector after safe access to the crawlspace has been provided.

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Stone covering exterior walls exhibited mortar deterioration at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified specialist to gain an idea of options and costs.



The access Vents, Hatch door were in poor condition. Wood around openings was not pressure treated materials, and gaps were not sealed, there was an unsealed opening on the right side of the house.



Floors were level throughout the home at the time of inspection.

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**Performance Opinion:** (An opinion on performance is mandatory)

**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.*

- The foundation appears to be performing the function intended

**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:*

**Gutters & Downspouts**

The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.

**Trees, Shrubs, and Vegetation**



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Large trees near the house have limbs that overhang the home. Falling limbs due to conditions such as wood decay, high winds or heavy snow loads may cause injury, death or damage. Significant weakening of large limbs by conditions such as core decay may not be visible by persons without special training. The Inspector recommends having these trees evaluated by a qualified arborist and that limbs that overhang the roof be cut back. Evaluating trees lies beyond the scope of the general Home Inspection.

### **Grading and Drainage**



The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. The ground should slope away from the home to help reduce the risk of foundation damage.

### **Walkways & Driveways**

Home had a gravel driveway

#### **C. Roof Covering Materials**

*Type(s) of Roof Covering:* Asphalt Shingles

*Viewed From:* Ladder from all sides

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

*Comments:*

Client mentioned that the roof was replaced within the past year.

**Roof Covering**

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**Flashing**



The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eave. This condition may allow moisture intrusion of the exterior wall covering. Moisture intrusion of the wall structure can damage home materials and encourage the growth of mold. Long term moisture intrusion can cause structural damage from wood decay. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for kickout flashing installation.

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Sidewall counter-flashing was improperly installed against vertical walls. Instead of installing the vertical leg of the counter-flashing behind the exterior wall covering or inserting it into a groove cut into the exterior wall covering, it was adhered to the exterior wall using a sealant which will eventually dry, shrink, separate and leak. This sealant should be checked annually and re-applied as necessary. When the roof-covering material is replaced, sidewall flashing should be installed in a more permanent manner.

**Plumbing and Combustion vents**



**D. Roof Structures and Attics**

*Viewed From: Entered the Attic*

*Approximate Average Depth of Insulation:*

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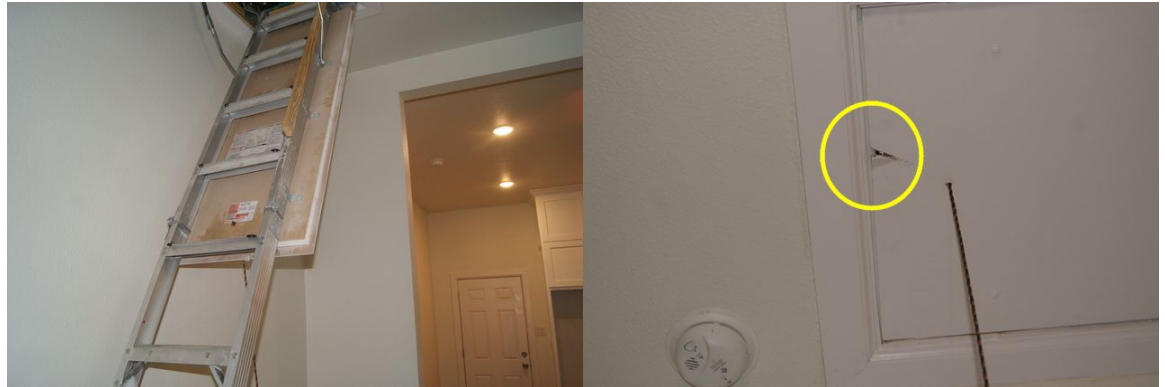
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The attic floor insulation depth averaged approximately 14 to 16 inches. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes.

*Approximate Average Thickness of Vertical Insulation:*

*Comments:*

**Attic Access**



Recommend weather stripping around edge of attic door to help with energy efficiency.

Attic door is damaged, recommend repairs be made by qualified contractor.

**Attic Insulation**



**Roof Framing/Structure**

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The roof appeared to have a waviness in multiple locations.



The roof framing had damaged or missing collar ties. Collar ties are specified by engineers or architects for structural reasons. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for replacement of damaged collar ties.



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Rafters were supported by purlins. Purlins are a system of bracing designed to provide added support to rafters to prevent sagging. They consist of horizontal crossmembers fastened to the underside of rafters and supported by braces that bear on the tops of walls. This purlin system does not appear to be installed correctly, Inspector recommends further evaluation and correction by qualified structural engineer.



Framing around window in the attic shows signs deterioration.

### **Attic Ventilation**



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I NI NP D



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

*Comments:*

**Exterior Walls:**

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

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The wood siding covering the front and rear exterior walls of the home appeared to be at or near the end of its useful life. Before the expiration of your inspection objection deadline, you should consult with a qualified contractor to discuss options and costs for application of a new finish coating.

The wood siding had areas in which nails were protruding from the surface. This condition can be caused by long-term expansion and contraction of the wood siding in response to changes in moisture content. The Inspector recommends re-fastening as needed by a qualified contractor.

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The home had visible gaps in areas of the wood siding covering exterior walls. The Inspector recommends application of an appropriate sealant at these areas to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.



Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

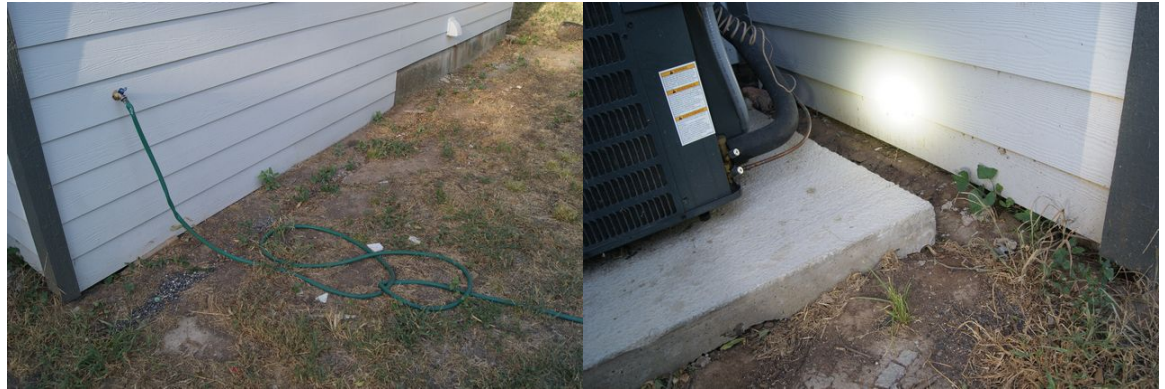
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Wood siding covering exterior walls had inadequate clearance from grade. This condition may result in damage to lower courses of shingles from wood decay caused by moisture absorption. Wood siding should have a minimum clearance of 6 inches from grade.



No flashing was installed at the lower termination of the exterior wall-covering material as is required by good building practice. This condition may result in moisture intrusion of the wall structure.

I=Inspected

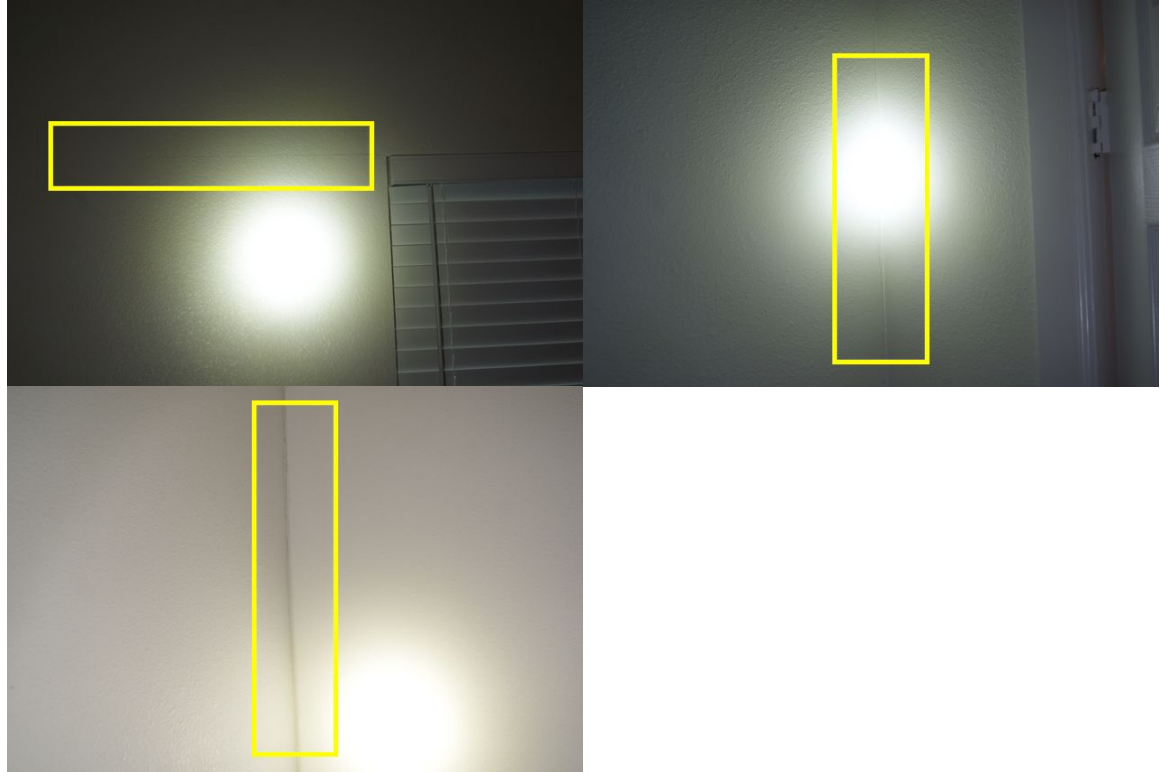
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**Interior Walls:**



There were multiple cracks in the seams of the drywall, some were caulked. recommend repairs be made by qualified contractor.

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| I | NI | NP | D |
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Walls under sinks were damaged and pipe penetrations did not have flanges to cover the gaps around the pipes.



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| I | NI | NP | D |
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Wall tile in the kitchen was not completely installed at the time of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for completion.



Missing baseboard behind refrigerator.

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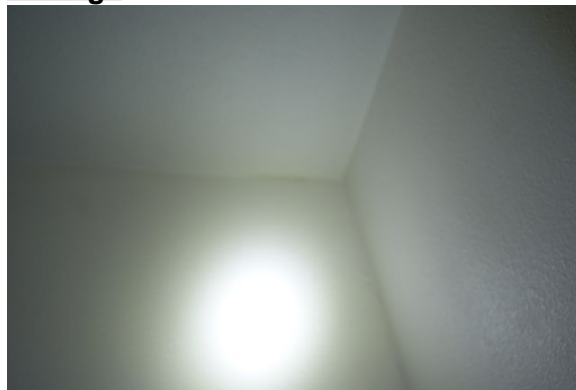
**F. Ceilings and Floors**

*Comments:*

**Floors**

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

**Ceilings**



There was slight cracking at the seams in the front bedroom ceiling.

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

*Comments:*

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| I | NI | NP | D |
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### Exterior Doors



At a door to the exterior in the kitchen, the doorknob latch bolt did not align with the hole in the strike plate and did not hold the door closed. The Inspector recommends adjustment by a qualified contractor.

### Interior Doors

At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

### Garage Entry Doors

Type:  Metal  Wood  Fiberglass  Doors / panels are damaged

Home did not have an attached garage.

### H. Windows

Comments:



There was no flashing installed above exterior windows to help prevent moisture penetration into the walls



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|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
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All windows are missing screens.

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

*Comments:*

**EXTERIOR**



Mortar in stone stairway walls is deteriorated and should be repaired by a qualified contractor.



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I NI NP D

At the exterior staircase, the greatest riser height exceeded the lowest riser height by more than the 3/8 of an inch limit recommended by generally-accepted current standards. This condition is a potential trip hazard. All corrections should be made by a qualified contractor

This exterior staircase had no handrail. Generally-accepted current safety standards mandate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.

**INTERIOR**

**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace:**  Factory  Masonry  Free Standing

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

*Comments:*

**Porch, Deck, Balcony, Patio**



Common cracks (¼-inch or less) were visible in the concrete porch floor at the time of the inspection. Cracks exceeding ¼-inch should be filled with an appropriate sealant to avoid continued damage to the concrete porch floor surface from freezing moisture.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Overhead Service     Underground Service



**Main Disconnect Panel**



**Sub Panels**

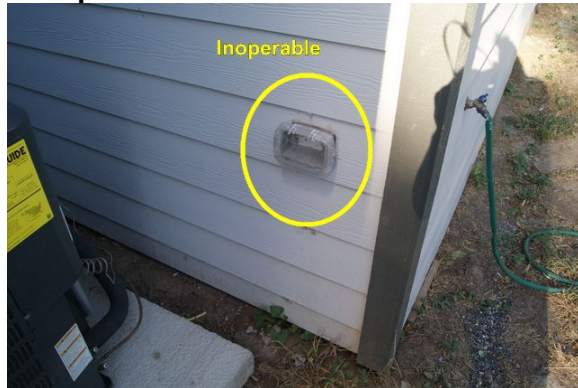
**Type of Wire:**     Copper     Aluminum

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

*Type of Wiring:*     Copper     Aluminum    Conduit \_\_\_\_\_  
*Comments:*

**Receptacles and Switches**



Exterior receptacle was inoperable at the time of inspection.

I=Inspected

NI=Not Inspected

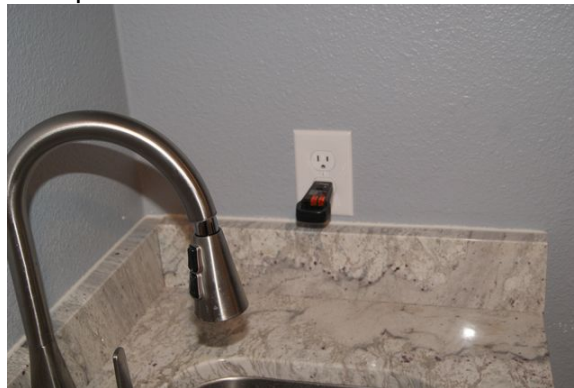
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Receptacles in the kitchen were not secure to the wall.



No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided at the laundry room at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the circuit receptacle located closest to the electrical circuit overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

**Ground/ARC Fault Circuit Interrupt Safety Protection**

|             |   |  |                                  |            |   |  |                                  |
|-------------|---|--|----------------------------------|------------|---|--|----------------------------------|
| Kitchen:    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Bathrooms: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial |
| Exterior:   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Garage:    | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial |
| Basement:   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Wet Bar:   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial |
| Living:     | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial | Dining:    | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial |
| Crawlspace: | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Laundry:   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial |
| A/C Unit:   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Pool/Spa:  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial |
| Bedroom:    | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial |            |   |  |                                  |

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**Fixtures**



Light fixture is missing a protective cover.

**Ceiling Fans**

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceiling fans in the home.

**Smoke and Fire Alarms**

Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.

**Doorbell**

The doorbell responded to the switch at the time of the inspection.

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

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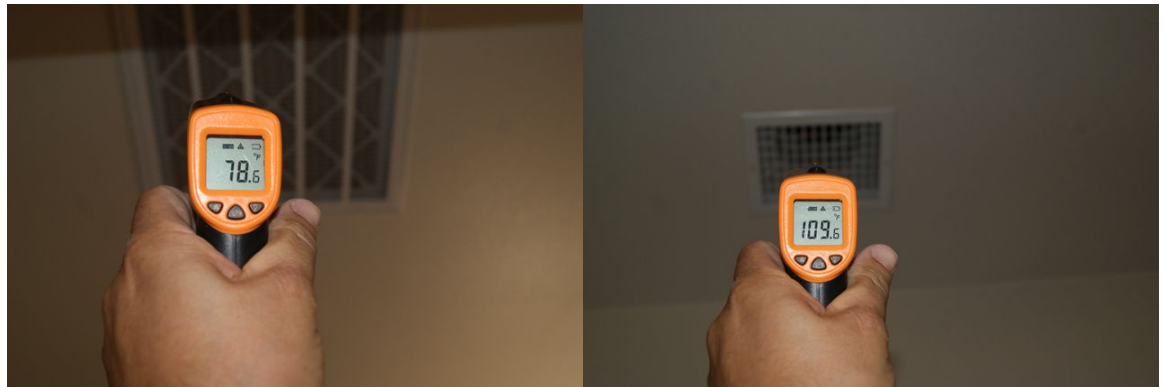
**A. Heating Equipment**

*Type of System:* Central

*Energy Source:* Electric

*Comments:*

This unit responded adequately to the call for heat.



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**B. Cooling Equipment**

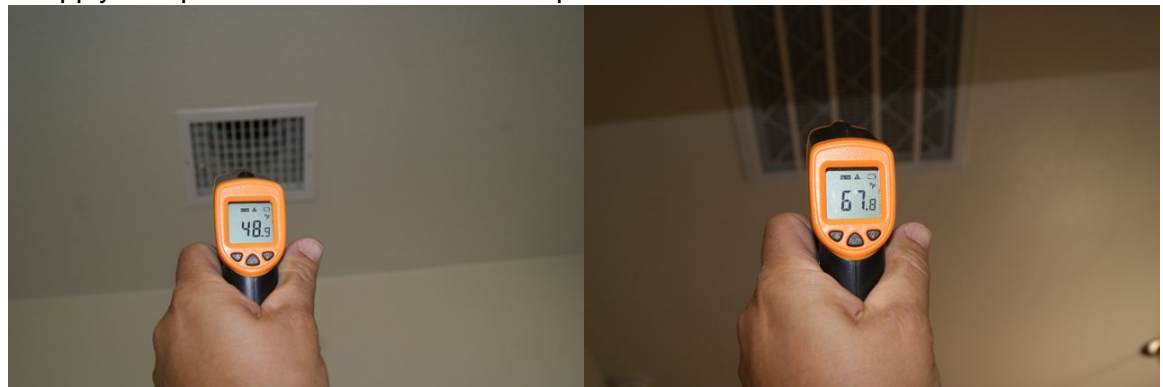
*Type of System:* Central - Air Conditioner

*Comments:*

At the time of the inspection, the system responded to the call for cool air.

- Unit # 1

Supply Temp      48      Return Temp      67      Difference      19



The A/C unit Calls for a Max 35 amp breaker and is connected to a 40 amp breaker. Inspector recommends further evaluation and repairs by qualified electrician. This may void any warranty on the A/C unit.

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

*Comments:*

**Type of Ducting:**       Flex Ducting       Duct Board       Metal

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I NI NP D



### IV. PLUMBING SYSTEMS

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

Location of water meter: rear of home

Functional Flow Inadequate

Location of main water supply valve: Rear



Static water pressure reading: 56 PSI  below 40 psi  above 80 psi



Lack of reducing valve over 80 psi

Type of supply piping material: PEX, Copper, PVC

Comments:

Most water distribution pipes were not visible due to wall, floor and ceiling coverings.

Water Source:  Public  Private

Sewer Type:  Public  Private

#### Sinks

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| I | NI | NP | D |
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Multiple sinks were inoperable at the time of inspection.

### **Bathtubs & Showers**

### **Commodes & Bidets**



In the main floor hallway bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.

### **Exterior Plumbing**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Exterior hose bibs do not have back-flow prevention device.

- 
- 
- 
- 

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

*Type of drain piping material:*

*Comments:*



Drain line plumbing was inoperable at multiple sinks at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The home contained drain, waste or vent pipes of improper material which should be replaced with pipes of an approved material by a qualified plumbing contractor.

**C. Water Heating Equipment**

*Energy Source:* Electric

*Capacity:* 40

*Comments:*



Electric water heater did not have a quick disconnect within reach of the unit. Recommend correction by a qualified electrician.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Water heater is not level.

The drip pan installed to prevent water damage in the event leakage of the water heater tank or plumbing connections appeared to be inadequate. Drip pans should be a minimum of 1½ inches deep and of sufficient size and shape to receive all leakage and condensate. The pan should be drained by a properly-terminated pipe with a minimum inside diameter of ¾ inch. The Inspector recommends correction by a qualified plumbing contractor.

Recommend non metallic drain pan for electric water heaters.

**Water heater Temperature and Pressure Relief Valve**

T/P valve inspected / verified, but NOT TESTED



The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor. The TPR VALVE SHOULD NOT BE TESTED UNTIL A PROPER DISCHARGE PIPE HAS BEEN INSTALLED

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

**E. Gas Distribution Systems and Gas Appliances**  
*Location of gas meter:*  
*Type of gas distribution piping material:*  
*Comments:*

**V. APPLIANCES**

**A. Dishwashers**  
*Comments:*

**B. Food Waste Disposers**  
*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The garbage disposal was missing the rubber insert at the time of the inspection. A new insert should be installed to prevent injury from items ejected during disposal operation.

**C. Range Hood and Exhaust Systems**

*Comments:*

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

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

*Comments:*

**Range/Cooktop Type:**  Gas  Electric

**Oven(s):**

Unit #1:  Gas  Electric

|                 |             |     |                       |    |
|-----------------|-------------|-----|-----------------------|----|
| Tested at 350°F | Actual Temp | 360 | Difference (max 25 F) | 10 |
|-----------------|-------------|-----|-----------------------|----|

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

Was not able to located the duct work for the laundry room and hall bathroom under the insulation in the attic and could not confirm where they terminate.

**Bathroom Ventilation**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

The All Bathrooms had an operable source of ventilation at the time of the inspection.

**Laundry Room Ventilation**

The laundry room had an operable source of ventilation at the time of the inspection.

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*



Screens at dryer vent terminations are no longer allowed in new construction for safety reasons. The Inspector recommends that the dryer vent termination be changed to comply with modern safety recommendations. All work should be performed by a qualified contractor.

## **Summary**

### **Safety Concern**

#### **Stairways (Interior and Exterior)**

- ◆ At the exterior staircase, the greatest riser height exceeded the lowest riser height by more than the 3/8 of an inch limit recommended by generally-accepted current standards. This condition is a potential trip hazard. All corrections should be made by a qualified contractor
- ◆ This exterior staircase had no handrail. Generally-accepted current safety standards mandate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.

#### **Branch Circuits, Connected Devices, and Fixtures**

- ◆ No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided at the laundry room at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the circuit receptacle located closest to the electrical circuit overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.
- ◆ Light fixture is missing a protective cover.

#### **Cooling Equipment**

- ◆ The A/C unit Calls for a Max 35 amp breaker and is connected to a 40 amp breaker. Inspector recommends further evaluation and repairs by qualified electrician. This may void any warranty on the A/C unit.

#### **Plumbing Supply, Distribution Systems and Fixtures**

- ◆ Exterior hose bibs do not have back-flow prevention device.

#### **Water Heating Equipment**

- ◆ Electric water heater did not have a quick disconnect within reach of the unit. Recommend correction by a qualified electrician.
- ◆ The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor. The TPR VALVE SHOULD NOT BE TESTED UNTIL A PROPER DISHARGE PIPE HAS BEEN INSTALLED

#### **Food Waste Disposers**

- ◆ The garbage disposal was missing the rubber insert at the time of the inspection. A new insert should be installed to prevent injury from items ejected during disposal operation.

## **Major Concern**

### **Drains, Wastes, and Vents**

- ◆ Drain line plumbing was inoperable at multiple sinks at the time of inspection.

### **Water Heating Equipment**

- ◆ The drip pan installed to prevent water damage in the event leakage of the water heater tank or plumbing connections appeared to be inadequate. Drip pans should be a minimum of 1½ inches deep and of sufficient size and shape to receive all leakage and condensate. The pan should be drained by a properly-terminated pipe with a minimum inside diameter of ¾ inch. The Inspector recommends correction by a qualified plumbing contractor.

## **Minor Concern**

### **Drains, Wastes, and Vents**

- ◆ The home contained drain, waste or vent pipes of improper material which should be replaced with pipes of an approved material by a qualified plumbing contractor.

## **Monitor**

### **Roof Structures and Attics**

- ◆ The roof framing had damaged or missing collar ties. Collar ties are specified by engineers or architects for structural reasons. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for replacement of damaged collar ties.
- ◆ Rafters were supported by purlins. Purlins are a system of bracing designed to provide added support to rafters to prevent sagging. They consist of horizontal crossmembers fastened to the underside of rafters and supported by braces that bear on the tops of walls. This purlin system does not appear to be installed correctly, Inspector recommends further evaluation and correction by qualified structural engineer.

### **Windows**

- ◆ There was no flashing installed above exterior windows to help prevent moisture penetration into the walls

## **General Comments**

### **Foundations**

#### **◆ 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.*

### **Walls (Interior and Exterior)**

◆ The wood siding covering the front and rear exterior walls of the home appeared to be at or near the end of its useful life. Before the expiration of your inspection objection deadline, you should consult with a qualified contractor to discuss options and costs for application of a new finish coating.