

Property Inspection Report

Sample Report - RESELL
Address, City, TX
Zip Code
Subdivision
Key Map 123A

Thursday, October 29, 2009



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PROPERTY INSPECTION REPORT

Prepared for: **Sample Report - RESELL**
(Name of Client)

Concerning: **Address, City, TX Zip Code**
(Address of Other Identification of Inspected Property)

By: **Clay M. Collins, T.R.E.C. License #7147**
(Name and License Number of Inspector)

Grace Home Inspection Services, LLC, 3401 Norma Ln., Pearland, TX 77584-5510

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.state.tx.us.

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 OBLIATE 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Date: 10/29/2009 Start Time: 08:17 AM/PM End Time: 10:30 AM/PM

Style: 1 story 1 1/2 story 2 story Tri Level Other:
 Single family Condo Townhome Mobile/Mod. Other:

Square Footage: 1,989 Structure Age: 1999 Builder: Unknown

Bedrooms (#): 3 Full Baths (#):2 1/2 Baths (#): 0 Garage: Attached

Occupied: Yes No

Are utilities on? Water Electricity Gas (Check if All-Electric)

Temperature: 79°F Weather Condition: Clear Rain Overcast

For orientation purposes, front door faces: South, at approximately 180°

Present at inspection: Buyer Buyer's Agent Seller Seller's Agent
 WDI Inspector Broadview Security Other:

Other Conditions:

This report shall supersede any written or verbal conversations, comments and or reports that were provided prior to providing this written report.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. Comments may be provided by the inspector whether or not an item is deemed deficient.

Key

■ Indicates a reportable deficiency.

📷 Indicates that a relevant photo is located in the Addendum.

☰ Indicates a note from the inspector.

A Wood Destroying Insect Report (WDI Report) prepared by Termite Control, Inc., 1111 Clinton Dr., Galena Park, TX 77547-3420, (713) 451-0900, has been hand delivered under separate cover to: Ms. Kendra Curtis.

I	NI	NP	D	I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency
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I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Type of Foundation Slab on grade Crawl Space

General indications of movement

Sheetrock cracks Brick/mortar cracks Out of sq doors
 Out of sq windows Floor slopes Other

An opinion on the performance of the foundation at the time of inspection is not a warranty against future settlement or movement. We cannot predict future performance or represent the stability of this foundation based on a single observation. We are not always able to determine whether there have been previous repairs to the foundation.

Because floor coverings such as carpet, tile, wood flooring and vegetation, exterior porches and decks often prevent direct observation of the foundation, in addition to an inspection of the foundation perimeter, we rely on an inspection of symptoms of movement and damage to determine the condition and performance of your foundation.

We are unable to comment on the design intention of this foundation and restrict comments to the observable indications of deficiencies or movement. We noted:

- mortar cracks up to 1/8" wide at the top of the right front corner
- cracks in the gypsum ceiling cover of the master bedroom (see § I. Structural Systems F. Ceilings and Floors for additional comments)

These are not, in this inspector's opinion, structurally significant or in immediate need of repair. The areas, however, should be monitored for additional movement.

This inspector did not observe foundation distress phenomena during his visual inspection of the perimeter of the foundation, inspection of walls and ceilings for cracks or buckling, inspection of frieze and trim for movement, inspection of doors and windows for fit and an operational test of each door and accessible window for binding.

In this inspector's opinion the foundation is performing without the obvious need of remediation at the time of the inspection. You have the option of having this foundation further inspected by a licensed structural engineer. His report may also serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

🔍 Re-bar is exposed at the foundation grade beam. This foundation is strengthened with static (not under tension) steel reinforcing bars (rebar). This exposure is typically caused by chemical reaction of compounds within the concrete to the steel. As a result, the steel corrodes and expands which, in turn, causes spalling (the concrete flakes off). The exposed cables should be sealed to minimize corrosion.

🔍 Maintenance tip: Spalling found within 12" of the foundation's corners may occur because of bonds between the brick and brick ledge and differential thermal movement. Spalling was noted at self-evident corners. While not in immediate need of repair, we *recommend* caulking any separations which have some portion beneath grade to minimize the risk of WDI infestation. Should, at some point in time, the corner fully detach, repair would be called for to ensure that the overlying brick veneer continues to be supported.

B. Grading and Drainage

Comments:

This lot does not appear to have the proper slope for drainage along the left side which may lead to foundation distress. Lots should be graded to drain surface water away from the foundation walls. The grade should fall a minimum of 6" within the first 10'. See Addendum for an illustration of swales which may be used to create this slope for proper drainage. Note that swales may have to

be periodically re-cut to address the accumulation of yard clippings, mulch, leaves and other organic materials.

■ The soil levels are high against the exterior beam at the foundation grade beam. When soil levels and vegetation are high against the face of the foundation it promotes water penetration, wood rot and insect infestation. Brick veneer wall cladding should have about 4" of clearance between the soil and the first course of bricks, and other materials should have 6" of clearance between the wood and the soil. We recommend lowering the grade and removing vegetation in these areas.

☰ See *Wood Destroying Insect Report (WDI)* provided by Termite Control, Inc. under separate cover which *may* also note high grade.

■ There are downspouts in the gutter system which direct water to the foundation grade beam. This may cause erosion at the foundation and allow undesirable movement. All downspouts should direct water at least 5' away from the foundation.

C. Roof Covering Materials

Comments:

Type of roof covering	<input checked="" type="checkbox"/> Composition	<input type="checkbox"/> Tile	<input type="checkbox"/> Other:
Method of observation	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Ladder	<input type="checkbox"/> W/binoculars
Roof Age: Reported to have been replaced within the last year	<input type="checkbox"/> Upper floors		
Layers	<input checked="" type="checkbox"/> One	<input type="checkbox"/> Two	<input type="checkbox"/> Three or more
Fasteners	<input checked="" type="checkbox"/> Nails	<input type="checkbox"/> Staples	<input type="checkbox"/> Other
			<input type="checkbox"/> Not determined
			<input type="checkbox"/> Unknown

An opinion on the performance of the roof covering is not a warranty against future leaks or damage to the roof covering. Active leaks are not visible during an inspection when there is no rain, and all areas of the attic may not be accessible. This inspection relies on observing signs of previous water penetration. To avoid reducing the life expectancy of your roof covering, keep all tree branches from friction contact with the roof and avoid all foot traffic.

☰ Laminated shingles such as these are engineered with a standard 3-tab composition shingle with an extra layer bonded on top to create a distinct three dimensional appearance. These typically carry warranties of 25 to 35 years.

Maintenance Tip: Skylights are a common source of moisture penetration. While no evidence of moisture was observed, we recommend closely monitoring these areas and making repairs as soon as possible when necessary.

No immediate evidence of a Deficiency was observed.

D. Roof Structure and Attic

Comments:

Attic viewed from	<input checked="" type="checkbox"/> Attic	<input type="checkbox"/> Scuttle	<input type="checkbox"/> Attic stairway
Prevalent roof sheathing:	<input checked="" type="checkbox"/> Sheathing	<input type="checkbox"/> Spaced sheathing	<input type="checkbox"/> Solid over spaced
Attic ventilation:	<input checked="" type="checkbox"/> Soffit vents	<input type="checkbox"/> Roof vents	<input checked="" type="checkbox"/> Ridge vents
	<input type="checkbox"/> Power turbines	<input type="checkbox"/> Wind turbines	<input checked="" type="checkbox"/> Gable vents
Predominant attic framing:	<input checked="" type="checkbox"/> Conventional	<input type="checkbox"/> Manufactured truss system	
Approximate Average Depth of Insulation:	10"		
Approximate Average Thickness of Vertical Insulation:	6"		

☰ Access to the attic space is typically limited by the design of the space itself, the lack of service decking and the placement of mechanical equipment. This, in turn, limits our ability to view all areas of the attic space. We inspected the attic space from the scuttle and all service deck spaces. Spaces outside of these areas were inspected to the best of our ability with concern for personal and property safety paramount importance.

Attic Stairway(s)

There is no visible/accessible label indicating the attic stairway doors are fire rated and we must presume they are not. Fire blocking is required on the ceiling of the top floor space to retard movement of fire to the attic space.

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The attic stairway within the garage is not "tight" against the ceiling cover. This compromises the required fire blocking and protection between the habitable area and the attic space. The stairway should be adjusted for fire safety.

The attic stairway door within the hallway is not insulated. This should be repaired for energy conservation and comfort.

E. Walls (Interior and Exterior)

Comments:

Predominant ext. siding materials:

- | | | | |
|--|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> Brick veneer | <input checked="" type="checkbox"/> Fiber/Cement | <input type="checkbox"/> Wood fiber | <input type="checkbox"/> Cultured Stone |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Metal | <input type="checkbox"/> Stucco |

There are no weep holes within the mortar joints of the brick veneer above some windows and doors at the steel lintels. Weep holes should be located "in the outside wythe of masonry walls at a maximum spacing of 33 inches on center" and should not be less than 3/16" in diameter and should be located immediately above the flashing. The purpose of weep holes is to allow water which may penetrate behind the brick veneer to drain outside the structure.

Maintenance Tip: Steel lintels are installed over windows and doors in masonry walls to provide support to the masonry above. Should the lintels corrode, the expansion or failure of the steel during this process may cause brick and mortar cracks and affect the wall integrity. The life of these lintels will be preserved through normal paint and maintenance which includes addressing any corrosion promptly. See Addendum for an illustration.

F. Ceilings and Floors

Comments:

As noted in § I. Structural Systems A. Foundation, there are hairline cracks in the tray-style ceiling cover of one or more rooms. Hairline cracks in tray-ceiling style joints are typically a result of the house's dehumidification process and thermal movement and not necessarily an indicator of settlement or structural movement requiring repair. Such cracks were observed in the family room but not considered, in this inspector's opinion, to be in immediate need of repair.

No immediate evidence of a Deficiency was observed.

G. Doors (Interior and Exterior)

Comments:

Safety Tip: The garage door separating the garage from the residence is not self-closing. Some authorities having jurisdiction over local building standards require that openings between the garage and residence shall be self closing. Without regard to your governing body, we recommend installing a self-closing device as a safety upgrade to preserve the fire break between the habitable area and the garage.

No immediate evidence of a Deficiency was observed.

H. Windows

Comments:

Note that furnishings, window treatments, etc. may limit access to windows within this occupied property. All accessible windows were operated.

Maintenance Tip: Most manufacturers of window frames specifically prohibit drilling holes in the window sill for installation of alarm contacts. Installation of alarm contacts in the window's sill is, however, the industry's standard method and the most practical method for concealed contacts. These alarm contacts have been sealed (caulked). We recommend that these areas be



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periodically monitored and any failed caulk seals repaired immediately.
 No immediate evidence of a Deficiency was observed.

I. Stairways (Interior & Exterior)
Comments:

J. Fireplace/Chimney
Comments:

Type of chimney: Manufactured Masonry Other:
 Optional Equipment Gas log-burner Decorative gas logs
 Wall switch Remote Glass doors Screen

The refractory is not sealed at the gas line penetration. The manufacturer's installation instructions should be followed but these openings are generally sealed with insulation, high-temp caulk or medium duty refractory mortar to prevent heated gases from entering into the wood framed wall. We recommend sealing this area for fire and personal safety. See the Addendum for an illustration.

This fireplace damper has no damper-block. Fireplaces with a decorative gas appliance, such as gas logs, should have the damper removed or blocked open to prevent the accumulation of combustible gases or combustion by-products. All (log-set) manufacturers' instructions should be observed including the installation of a properly sized damper-block matched to the BTU rating of the logs.

K. Porches, Balconies, Decks and Carports
Comments:

L. Other
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:
 Service panel location Exterior Interior Garage Clothes closet
 Service entrance: Underground Overhead
 Panel brand: *Cutler Hammer*
 Panel's main breaker: *200 amps*
 Panel's maximum current rating: *200 amps*

⚠ Note that the minimum standards for electrical service continue to evolve for the safety of the homeowner. Changes to the code are intended to make each home safer from fire and shock hazards. The Texas Real Estate Commission (TREC) has adopted Standards of Practice which require an Inspector to report conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined, without regard to the Code at the time the house was built.

The adequacy of the electrical service and load calculations are outside of the scope of this inspection.

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There is no visible anti-oxidant on the aluminum service conductors. As aluminum conductors corrode, their resistance to electric current increases causing an increase in heat as a direct reaction. Anti-oxidant should be applied to minimize the risk of corrosion.

There are no arc-fault devices present. While these devices were not required in each of these listed locations when this structure was built, the TREC Standards of Practice requires that we report the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas as a deficiency.

The ground rod is not fully driven into the ground. Grounding electrodes should not be less than 8' in length (i.e. buried to a depth of 8'). A portion of the ground rod, located beneath the service panel, is exposed. The rod should be driven further into the ground for proper grounding depth.

The clamp at the ground rod does not appear to be proper (i.e. rated for direct burial). We recommend the use of an "acorn" style clamp, rated for direct burial, on the ground rod for a more secure, longer lasting connection.

There is one white conductor used as a "hot" wire on the A/C condenser circuit. Insulation on ungrounded conductors should be a continuous color other than white, gray or green. There are exceptions that allow a white or gray conductor which is part of a cable to be permanently re-identified as an ungrounded conductor at all terminations and at each location where the conductor is visible and accessible.

This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system. A qualified, licensed electrical contractor should be selected further evaluate these service panels, and the conditions noted in § II. *Electrical Systems B. Branch Circuits* below and make repairs and replacements as necessary.

B. Branch Circuits, Connected Devices and Fixtures

Comments:

Primary branch conductor Copper Aluminum

Note that furnishings, etc. may limit access to outlets within this occupied property. All accessible outlets were operated.

Sub-Panels

The A/C condenser's Service Disconnect is installed without proper clearance (i.e. 36" in front and 30" side-to-side). Access to the Disconnect should be free of obstruction, including the condenser itself.

Outlets, Switches, Luminaries, Fans and Other Fixtures

There are improper outlet covers installed out-of-doors. In wet locations, outlets should be equipped to prevent moisture from entering or accumulating within the box. Where installed in a wet location, receptacles should, by today's standards, have an enclosure that is weatherproof whether or not the attachment plug cap is inserted. See the Addendum for an example of such covers recommended for outdoor outlets.

Ground Fault Circuit Interrupters (GFCIs)

GFCIs are intended to protect persons from accidental electrocution in areas susceptible to moisture. Installations of these devices in the locations specified are recommended as safety upgrades. These locations include: *All kitchen and bathroom outlets within 6' of water, all outdoor outlets and all garage outlets except those dedicated to a fixed appliance.*



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Ground Fault Circuit Interrupt (GFCI) Protection:

- Kitchen Yes No Reset located at: *kitchen (2 circuits) - see bullet below*
- Bathrooms: Yes No Reset located at: *master bathroom.*
- Garage: Yes No Reset located at: *garage - see bullet below*
- Outdoors: Yes No Reset located at: *garage.*
- Bath spa: Yes No Reset located at: *master bathroom wall (appears pre-wired)*

There are missing GFCI devices at required areas. We recommend the installation of such devices for personal safety. Note that a single device may protect additional outlets downstream of the GFCI.

- Two outlets within 6' of the kitchen sink (between the range on the left and the sink itself) do not appear to be protected by a GFCI.
- Outlets within the garage space, specifically the outlet(s) intended to serve the overhead door operator(s), are not protected by a GFCI.

Maintenance and Safety Tip: Ground Fault Circuit Interrupters (GFCIs) are specially designed outlets intended to protect against electrocution hazards at outlets located near water sources. Monthly testing of these devices is typically recommended by the manufacturer.

Smoke and fire detectors not connected to a central alarm system

Smoke and fire alarms are fire safety devices more complicated than immediately apparent. A full evaluation is outside of the scope of this inspection. All accessible devices are tested with the integral Test button as recommended by the manufacturer. Note that the U.S. Fire Administration, a department of FEMA, states that smoke and fire alarms have a life span of about 8 – 10 years after which the entire unit should be replaced. All failed devices listed below should be repaired or replaced.

Smoke/fire alarms:	#: 5	No. inspected: 5	No. failed: 0
CO alarms	#: 0	No. inspected: N/A	No. failed: N/A
Combination	#: 0	No. inspected: N/A	No. failed: N/A

Safety Tip: The National Fire Protection Association recommends that one and two-family dwellings and multifamily dwelling units should be protected with CO detectors if the dwelling has fuel-burning equipment, a fireplace, or is attached to a garage. The units should be installed following the manufacturer's recommendation for placement in your home.

This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system. We recommend that each of these electrical deficiencies be repaired for fire and personal safety. A qualified, licensed electrical contractor should be selected to address these conditions and any noted in § II. Electrical Systems Service Entrance and Panels above and make repairs and replacements as necessary.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

See the Addendum for a record of model and serial numbers of the HVAC equipment if present, accessible and legible.

This inspector recommends that the HVAC system(s) be inspected annually by a qualified, licensed contractor. A clean and fully charged system should be expected to perform more efficiently and effectively, preserving the appliance's useful life.

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A. Heating Equipment

Comments:

Type of System: *Make, model and s/n(s) are provided in the Addendum.*

Type Unit: *Forced air, single zone* Energy Source: *Gas*

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Thermostats are used in manual mode only. A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection. Note that without regard to performance at the time of this inspection, the age of the unit(s) must be considered in considering remaining life.

The gas heating cycle was checked by placing the system into the heating mode, adjusting the thermostat to demand heat and observing (through sight or sound) a) flame ignition, b) fan operation, c) heat generation and d) cessation of fan operation when the demand is withdrawn. The heating cycle appears to be performing as intended within acceptable limits.

There is no sediment trap installed in the furnace's gas line. Today's standard requires that a sediment trap be installed in the gas line downstream of the heating equipment's shut-off valve, as close to the inlet of the equipment as practical. See the Addendum for an illustration.

B. Cooling Equipment

Comments:

Type of System: *Make, model and s/n(s) are provided in the Addendum.*

Type Unit: *Forced air, Single zone* Energy Source: *Electric*

Was outside temperature above 60° Yes

Unit 1: Return = **69°**, Supply = **56°**, Differential = **13°**

The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the *reasonable judgment of the inspector*. The differential between the supply and return is a component of this evaluation. Such a temperature differential is not a full evaluation of the system's effectiveness. A full evaluation requires a HVAC contractor's license.

We operated the system over time and, in addition to the temperature differential noted, determined that the systems did cool the rooms from the initial temperature point.

The system, however, may not be operating as effectively or as efficiently as it should be capable of operating (target differential is between 15° and 20° F). As noted above, this inspector recommends annual inspections of the HVAC equipment. We recommend that this unit be further inspected now to insure proper operation at *full efficiency*.

☰ The refrigerant HCFC 22 (also known as R-22) is considered to be an ozone depleting compound and will be phased out over the ten-year period between 2010 and 2020. Note that while there is no requirement to replace existing equipment just to switch to the new refrigerants, supplies of HCFC 22 will become more limited over the course of this period which should be expected to cause the rise in price of the refrigerant. More information is available at:

<http://www.epa.gov/Ozone/title6/phaseout/hcfcfaqs.html>

☑ Maintenance Tip: This inspector recommends that the air conditioner's primary condensate drain lines be flushed of bacterial clogs by pouring a 1:9 mixture of household bleach and water through the line every month or so during cooling season. There is a vent in the drain line at the evaporator coil (located in the attic) for this purpose. These drain lines discharge to the underside of the guest bathroom sink.

C. Ducts System, Chases and Vents

Comments:

Filter size(s): **12" x 12"**; **12" x 12"**; **20" x 25"**

☑ Portions of the duct within the attic space do not appear properly supported. Air ducts are to be supported at least every 4' by strapping at least 1 ½" wide. This is to prevent constrictions to the airway, prevent deterioration of the duct and insulation, and prevent condensation where the duct might otherwise reset upon insulation or structural members.

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☰ There is a 12" x 12" filter high in the space beneath the skylight. This area, and specifically this filter, was not immediately accessible for observation and evaluation.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

Location of water meter: street right-of-way at right
 Location of main water supply valve: at right side of house.
 Static water pressure reading: 75 (psi)
 Water flow was measured at: 13+ (gpm)
 Primary water supply pipe: Copper

The type or condition of plumbing materials in inaccessible areas such as underground gas, water supply or drain/waste/vent piping is not determined.

Plumbing fixtures may not be operated if appliances or timers are connected to them, or if operating the fixtures may cause water spillage. Typical fixtures that may not be operated are clothes washer connections and refrigerator ice-maker connections.

☰ The water supply was also tested by operating all fixtures in the master bath simultaneously, then flushing the toilet. There was no appreciable decrease in the water flow.

The flow observed at the kitchen faucet is low and is not consistent with the flow measured at an outside hose bib or observed at any other fixture. This may reflect damage or obstruction within the fixture.

Vacuum breakers are missing from one or more hose bibs. Sill cocks, hose bibs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker for protection of the potable water supply.

B. Drains, Wastes and Vents

Comments:

Primary waste and vent pipe seen: PVC

☰ *While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels are not filled to capacity for leak testing in order to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing is available from licensed plumbers, but typically takes 24 hours.*

No immediate evidence of a Deficiency was observed.

C. Water Heating Equipment

Comments:

Number of water heaters: 1 Multiple unit configuration: N/A - Single unit
 Location of water heater(s): Unit 1: Attic Unit 2: N/A
 Energy source: Unit 1: Gas Unit 2: N/A
 Water temperature(s) in F°: Zone 1: 127° Zone 2: N/A°

There is no sediment trap installed in the water heater's gas line. Today's standard requires that a sediment trap be installed in the gas line downstream of the water heating equipment's shut-off valve, as close to the inlet of the equipment as practical. See the Addendum for an illustration.

☑ We recommend replacing any valve which is three years old, or older, as this one is (Date Code: 9912N = 1999). Manufacturers require that temperature and pressure relief valves be tested at least annually, with more frequent testing preferred. Most require that these valves be removed and

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inspected by a qualified plumber every 3 years. If the valves are found to be worn or defective as the result of testing and/or inspection, they should be replaced. When a T&P valve is not tested regularly, the build-up of mineral deposits is extremely likely to prevent proper reseating of the valve and may allow water to leak. *We DO NOT test T&P relief valves on water heaters with a missing or improperly installed drain line or if there is concern that the valve may not properly reseal.*

D. Hydro-Massage Therapy Equipment
Comments:

V. APPLIANCES

A. Dishwasher
Comments:

No immediate evidence of a Deficiency was observed.

B. Food Waste Disposer
Comments:

No immediate evidence of a Deficiency was observed.

C. Range Exhaust Vent
Comments:

Type: Vented Re-circulating
 Single function An integral part of microwave An integral part of cooktop

No immediate evidence of a Deficiency was observed.

D. Range, Cooktops and Ovens
Comments:

Range Cooktop Wall oven
 Oven temperature measured at a 350°F bake setting: 370.
 Oven temperature measured at a 350°F bake setting: N/A. (Double ovens only)

While there is an anti-tip device installed on the range, it does not effectively operate. Anti-tip devices are intended to protect persons, typically children, who use the door as a step from personal injury. An anti-tip bracket should be installed for personal safety.

The gas valve and connector is located behind the range which compromises and limits the tenant's ability to access the valve and shut off the gas safely. Shutoff valves are prohibited from placement in concealed locations and should be placed so as to provide access for operation and installed so as to be protected from damage.

The oven temperature, while set at a Bake setting of 350°, was measured at 370° a difference of 20°F. The Texas Real Estate Commission (TREC) requires that a variance of more than +/- 25° when tested at an oven setting of 350° be reported as a deficiency. On knob type ovens, this setting can typically be adjusted by screws on the back side of the knob. On electronic ovens, the adjustment is typically programmable. See your appliance's manual for instructions.

E. Microwave Oven
Comments:

No immediate evidence of a Deficiency was observed.

I	NI	NP	D	I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
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F. Trash Compactor

Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

■ This/these bathroom and laundry room vent ducts terminate within the attic space, at the soffit, which may create environmental concerns due to heat and humidity. The air removed by every mechanical exhaust system should be discharged to the outdoors. We recommend directing these ducts to the outside through appropriate wall or roof jacks.

H. Garage Door Operators

Comments:

No. of bays 2 No. of overhead doors: 2 No. of operators: 2

☰ This inspection does not determine the number of remote control devices present, nor does it include a test of these devices unless they are readily accessible. The operators are otherwise tested with hard-wired controls only. We recommend that the buyer ask for all remote devices along with keys, etc.

■ The door lock is not disabled on one overhead door. Locks, on garage doors controlled by a garage door opener, should be disabled or removed. Attempting to open a locked door may result in damage to the door, or the unit may be pulled from its mounting causing property damage or personal injury.

I. Door Bell and Chimes

Comments:

No immediate evidence of a Deficiency was observed.

J. Dryer Vents

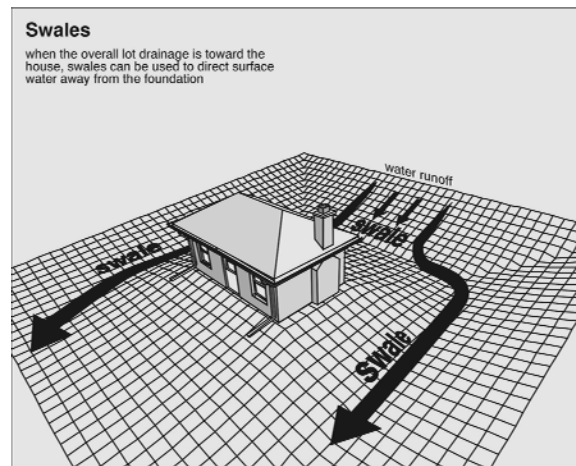
Comments:

■ The dryer vent terminates within a roof jack and does not pass through the roof flashing or roof jack. In addition, there is no backdraft damper as required. As a result, there may be incomplete exhaust of the clothes dryer air allowing moisture and combustible lint to enter the attic space. See the Addendum for an example of an approved roof mounted termination cap.

Maintenance tip: We recommend periodically checking dryer ducts, baffles and hoods to ensure that they are not bound with lint. An accumulation of lint may create a fire and personal safety hazard.

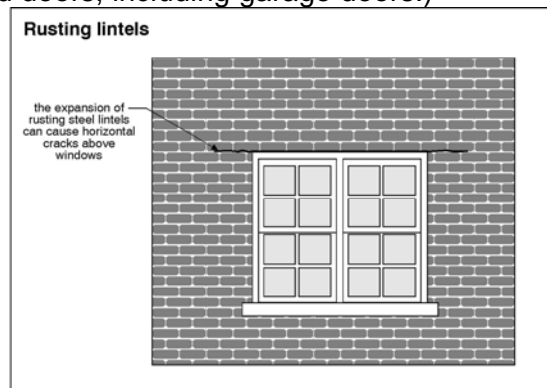
Illustrations

Drainage Swales

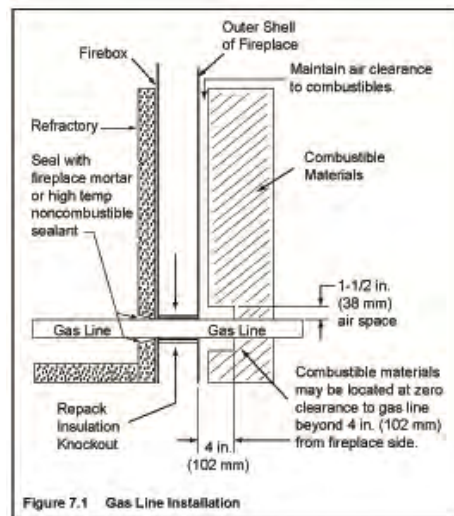


Lintels

(Includes those over windows and doors, including garage doors.)

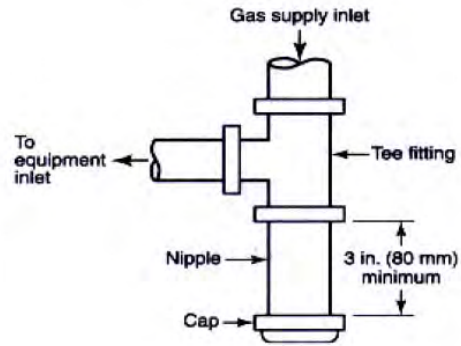


Fireplace



Gas Line Sediment Trap

(May apply to furnace and/or water heater)



Dryer Vent (Roof Mounted)

(Note that the screen should be removed when used as a dryer termination hood)





Equipment Inventory

HVAC EQUIPMENT

Air Conditioner Compressor

Brand Trane
 Model TTP048D100A0
 Serial Number P404KPS2F
 BTU's 48,000 (4 tons)
 Refrigerant R-22
 SEER¹ 12
 Approximate Age 09/1999

Air Conditioner Coil

Brand All Style
 Model TRPC48TR
 Serial Number 9F03365S
 Approximate Age 1999

Furnace

Brand Trane
 Model TUE080A948K2
 Serial Number P244SS11G
 AFUE² 80.0
 Energy Source Gas
 Approximate Age 1999

WATER HEATING EQUIPMENT

Water Heater

Brand Bradford White
 Model MI403S6EN12
 Serial Number TE5559746 131
 Energy Source Gas
 Capacity 40 gallons
 Approximate Age 05/1999

KITCHEN EQUIPMENT

Dishwasher

Brand GE
 Model GSD3230ZZ3WW
 Serial Number SV621527A
 Approximate Age 09/1999

Microwave

Brand GE
 Model 721.80043700
 Serial Number 809TA03561
 Approximate Age 09/2008

Oven/Range

Brand GE
 Model JGBP26WEA1WW
 Serial Number SV205489P
 Energy Source Gas
 Approximate Age 09/1999

Wine Cooler

Brand GE
 Model PWR04FANBBS
 Serial Number TM300216
 Approximate Age 10/2007

Refrigerator

Brand
 Model
 Serial Number
 Approximate Age

¹SEER = Seasonal Energy Efficiency Ratio

²AFUE = Annual Fuel Utilization Efficiency

Photographs



§ I. Structural Systems A. Foundations

There is a separation of up to 1/8" in the top portion of the mortar joint at the right front corner.



§ I. Structural Systems A. Foundations

There is a separation of up to 1/8" in the top portion of the mortar joint at the right front corner.

(close-up of area depicted above)



§ I. Structural Systems A. Foundations

Common spalling was noted at self-evident corners.



§ I. Structural Systems A. Foundations

There is exposed reinforcing steel bar (i.e. re-bar) at the left front corner.



§ I. Structural Systems B. Grading and Drainage

High ground cover (i.e. soil, mulch or rock) was noted at the foundation grade beam within the garden beds.



§ I. Structural Systems B. Grading and Drainage

Gutter system downspouts direct water to the foundation.



§ I. Structural Systems D. Roof Structure & Attic

The attic stairway within the garage is not tight against the ceiling cover when in a closed position.



§ I. Structural Systems E. Walls (Interior and Exterior)

There are no weep holes above some steel lintels at windows and doors.

Maintenance tip: Steel lintels above windows and doors should be kept free of corrosion to preserve their useful life.



§ I. Structural Systems J. Fireplace and Chimney

The space between the gas line and the refractory should be sealed.



§ II. Electrical Systems A. Service Entrance

The ground rod should be driven fully into the ground.

The ground clamp should be an "acorn" style for durability and direct burial.



§ II. Electrical Systems B. Branch Circuits

The A/C service disconnect is located behind the condenser and does not have full clearance required for safe access.



§ II. Electrical Systems B. Branch Circuits

Outlet covers in wet areas should be wet area, or in-use, type covers.





§ III. HVAC Systems B. Cooling Equipment

Maintenance tip: The HVAC system's primary condensate drain line terminates beneath the guest bathroom sink.



§ III. HVAC Systems B. Cooling Equipment

Maintenance tip: The PVC vent pictured, located at the equipment within the attic space, may be used to clean and/or clear the primary condensate drain line.



§ III. HVAC Systems B. Cooling Equipment

There is evidence of previous condensate discharge to the safety pan.



§ III. HVAC Systems C. Ducts and Vents

Portions of the HVAC duct are not properly supported every 4' with 1 ½" wide strapping.



§ IV. Plumbing System C. Water Heating Equipment

The discharge line from the water heater's safety relief valve should be directed downward at its point of termination for personal safety.

Maintenance and safety tip: Should water discharge from the water heater's safety relief valve drain (smaller diameter line) or the safety pan be observed, immediate action should be taken for personal and property safety.



§ IV. Plumbing System C. Water Heating Equipment

Maintenance and safety tip: Should water discharge from the water heater's safety relief valve drain be observed, immediate action should be taken for personal and property safety.



§ V. Appliances G. Bathroom Exhaust Fans and/or Heaters

The bathroom and laundry exhaust fans discharge to the soffit within the attic space.



§ V. Appliances K. Dryer Vents

The dryer vent terminates within a roof jack in the attic space and does not appear to incorporate a backdraft damper.

(as viewed from the attic space)



§ V. Appliances K. Dryer Vents

The dryer vent terminates within a roof jack in the attic space and does not appear to incorporate a backdraft damper.

(as viewed from the roof)