Inspection Report

Sample Report

Property Address:
10 Test Report Ln.
San Antonio TX 78257

The Home Inspection Connection

David M. Stanteen TREC Lic. # 10158
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San Antonio, TX. 78250
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PROPERTY INSPECTION REPORT

Prepared For:	Sample Report	
	(Name of Client)	
Concerning:	10 Test Report Ln., San Antonio, TX 78257	
	(Address or Other Identification of Inspected Property)	
By:	David M. Stanteen TREC Lic. # 10158	/ 12/6/2014
	(Name and License Number of Inspector)	(Date)
	(Name, License Number of Sponsoring Inspector)	

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000 (http:\\www.trec.state.tx.us).

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; and
- lack of electrical bonding and grounding.

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

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

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

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:

Style of Home:	**Age Of Home:**	**Home Faces:**
Single Family, Two Story	1997	South
Client(s) Present:	**Weather:**	**Temperature:**
Yes, Buyer	Clear	Over 65
Rain in last 3 days:	**Recommended Professionals:**	
(Scattered Showers)	(Based on reported deficiencies)	

Thank you for choosing The Home Inspection Connection

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Professional Inspector
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NACHI Member # 14071504

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Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Waste lines and fittings dry out while a house is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the house is in full use. Such leaks sometimes self heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection. The floor drains did not backup into the basement during the inspection but it is common for this to occur

after occupancy of a vacant home. Items solidify in inactive waste lines, and require clean out after use. Expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend all sewer lines in place 40 years or more be scanned before closing because finding and correcting these problems can be very expensive. Some communities have a self-insurance program in place to help with the cost of these repairs. Please contact your local officials for additional information at this location.

Summary

Customer
Sample Report

Address
10 Test Report Ln.
San Antonio TX 78257

I. STRUCTURAL SYSTEMS

☒ Action Items

A. Foundations

Inspected, Deficiency

(3) Cracks noted in the parging layer on the front, rear and sides of home side(s) of the home. These cracks appear to be typical cracks with no visible displacement. Seal and repair to prevent further flaking and deterioration. (Parging is a surface coat of cement, which will not only make the foundation look better, but it will also help keep out moisture; preventing further cracking, chipping and flaking)

B. Grading and Drainage

Inspected, Deficiency

(2) Recommend gutter extensions or splash blocks for all gutter turn-outs to facilitate proper drainage away from the structure. Discharging roof water next to the structure has the potential of causing foundation movement

(3) The gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned.

C. Roof Covering Materials

Inspected

(4) Flashing are not sealed and several are raised. Reseat and seal as needed.

E. Walls (Interior and Exterior)

Inspected, Deficiency

(2) It is recommended that all protrusions through the exterior siding and fixtures mounted on the exterior be sealed in order to prevent moisture incursion. Using a quality exterior caulk type sealant around pipes, wires, light fixtures etc. can prevent moisture related failure of electrical components and siding materials.

(3) All exterior siding butt & transitional joints that have separated more then 1/8" should be re-sealed (caulk and paint) to prevent moisture incursion

(4) Stucco extends below grade & there are no weep screeds present. Modern standards now require stucco walls to terminate a minimum of 6" above grade and the lower siding should include weep screeds to allow for drainage in case of moisture seepage beneath the plaster. Siding should be monitored and kept well sealed at all times

(5) Lintels/headers above doorways, windows are rusting. Recommend remediation of rust, application of rust prohibitive paint,and refinish of exterior.

(6) Trim all hedges, ivy and trees away from exterior wall surfaces. Heavy foliage against walls may be conducive to insect, rub or moisture damage. (Limited view of surfaces in these locations)

(7) Seal (grout/caulk) around the tub and shower tile to wall abutment joints

G. Doors (Interior and Exterior)

Inspected, Deficiency

(2) Doors and frames should be sealed, made weather tight. Seals at front entry doors are deficient and should be replaced.

(3) The wood garage door jambs were not undercut at a 45 degree angle. Wood to slab joints should be sealed (caulked) to prevent lower jamb water damage

H. Windows

Inspected, Deficiency

(3) Some window screens are missing/damaged. Recommend repair and replacement of missing and damaged screens as needed.

J. Fireplaces and Chimneys

Inspected

(2) There is soot and creosote buildup in the chimney. Recommend having the chimney flue cleaned and inspected by a professional chimney sweep

Consideration Items

A. Foundations

Inspected, Deficiency

(4) The cracks visible at the outside corners of the foundation result from differential movement between the slow expansion of the finished wall, and the shrinking of the concrete foundation. They are not a structural problem; repair is not required except for cosmetic reasons.

E. Walls (Interior and Exterior)

Inspected, Deficiency

(1) Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.
Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc. PLEASE SEE COMMENTS IN (SECTION I A. FOUNDATIONS)

G. Doors (Interior and Exterior)

Inspected, Deficiency

(4) Doors in Various locations do not close properly, bind in frames.(closets, master bedroom,upstairs) Recommend carpenter to make adjustments.

(5) Door at Master bath damaged at hinge area, recommend replacing door if so desired

H. Windows

Inspected, Deficiency

(4) Trim around window frame damaged.

II. ELECTRICAL SYSTEMS

Action Items

A. Service Entrance and Panels

Inspected, Deficiency

(4) The wall anchor is loose and needs repair outside.

(5) Recommend having an licensed contractor remove debris from inside panel.

(7) The wall anchor on air conditioner is loose and needs repair outside.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficiency

(4) the wall plug / switch laundry wet room have the hot and ground wire reversed. a licensed electrician should further evaluate and repair as needed.

Consideration Items

A. Service Entrance and Panels

Inspected, Deficiency

(2) There are no Arc Fault Circuit Interrupt (AFCI) breakers present as called for by recent TREC reporting standards. AFI breakers are used to protect living area branch circuits that are not GFCI (Ground Fault Circuit Interrupt) protected.

(6) All openings in panel should be sealed to prevent moisture and debris from entering panel.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficiency

(2) Dishwasher does not have an electrical service disconnect means located within site of the unit as now called for by today's standards. Note: Dishwasher are allowed to be corded and plugged in behind the unit. Inspection not possible without removal and is beyond the scope of this inspection

(3) The overhead garage opener circuits are not Ground Fault Interrupt (GFI) protected as called for by recent electrical (2009) code standards

(5) re[lace broken / cracked switch plates

(6) Doorbell not functioning at time of inspection.Repair or replace.

(7) Smoke alarms were chirping this is usually due to low battery replace battery or replace units if needed.

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Action Items

A. Heating Equipment

Inspected, Deficiency

(3) Flexible gas line used for cabinet penetration and there is no drip leg trap installed. Today's standards now require rigid gas piping for cabinet knock-out penetration along with a debris drip leg to prevent line damage due to unit vibration. Foam insulator around pipe acceptable till unit is replaced.

(4) Gas supply line to the furnace unit missing drip leg extension.

not properly supported this could lead to gas leak and is considered a safety concern. Contact a licensed plumber to make repairs as needed.

B. Cooling Equipment

Inspected, Deficiency

(3) Remove debris from the secondary drain pans to prevent clogging of drain lines.

Consideration Items

A. Heating Equipment

Inspected, Deficiency

(2) Units functioned at time of inspection. not able to access all heat units due to limited access in attic. recommend further evaluation and system check by a licensed HVAC contractor.

B. Cooling Equipment

Inspected, Deficiency

(4) Recommend full system check and evaluation by licensed HVAC contractor.

C. Duct Systems, Chases, and Vents

Inspected

(1) Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

IV. PLUMBING SYSTEM

Action Items

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

(2) The static water pressure is PSI and there is no pressure reducing/limiting valve present. TREC reporting standards requires that 80 PSI or higher be reported as a deficiency. While there were no visible leaks or problems with this high PSI client may wish to consider either turning down the residential shut-off or have a licensed plumber install a reducing valve to lower the pressure if so desired, if pressure valve is it installed it may also be necessary to install thermal expansion tanks at both water heaters.

(3) Bathtub fill spouts need to be reseated and sealed (caulked) to prevent moisture seepage into tub surround

(4) All exterior hose bibs (faucets) are missing back-flow check valves as called for by today's standards

(5) the hot and cold water are reversed at the kitchen sink . recommend repair.

B. Drains, Wastes, and Vents

Inspected, Deficiency

(2) The p-trap on waste line is leaking at the Kitchen vegetable sink. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

(3) The p-trap on waste line is leaking at the master bath sink. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

C. Water Heating Equipment

Inspected, Deficiency

(5) There should be no chemicals, paint or other combustibles stored in closets next to or around water heaters.

Consideration Items

B. Drains, Wastes, and Vents

Inspected, Deficiency

(4) Bathtub in upstairs bathroom missing drain stopper.replace

C. Water Heating Equipment

Inspected, Deficiency

(3) Gas supply line to both units missing drip leg extension on gas line.

E. Other

Not Inspected

Our inspection was a visual inspection of the readily accessible areas of the gas lines at the furnace and water heater areas. All gas lines were not inspected and none of the gas lines were tested for leaks. We recommend you have a Licensed Plumber or a HVAC contractor to perform their safety inspection at this time on the gas lines and gas items such as water heaters, furnaces, gas stoves, gas fireplaces, gas yard lights and grills. Our inspection did not include inspection of the furnace heat exchanger, internal furnace components, compliance with the gas company requirements for furnace venting, leak detection at gas lines and many other important safety items that the gas company typically checks. Their inspection exceeds the standards of our limited inspection and is more comprehensive in terms of safety and code enforcement. Their standards are rigorous and the Gas Company is the final authority on the operational safety of all gas equipment. The Home Inspection Connection will not be responsible for items that are or could have been discovered during the gas company inspection.

V. APPLIANCES

☒ Action Items

H. Dryer Exhaust Systems

Inspected, Deficiency

(2) The dryer vent piping is damaged. . I recommend repair as needed.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To David M. Stanteen TREC Lic. # 10158

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D	

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Slab

Foundation method of inspection: Visual inspection of exterior

Foundation performance: Performing as intended. See additional comments below

Comments:

(1) The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)

(2) Functioning as intended.

A. Item 1(Picture)

A. Item 2(Picture)

A. Item 3(Picture)

A. Item 4(Picture)

☒ (3) Cracks noted in the parging layer on the front, rear and sides of home side(s) of the home. These cracks appear to be typical cracks with no visible displacement. Seal and repair to prevent further flaking and deterioration. (Parging is a surface coat of cement, which will not only make the foundation look better, but it will also help keep out moisture; preventing further cracking, chipping and flaking)

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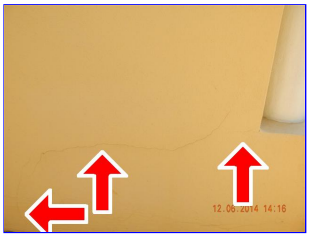
IN	NI	NP	D

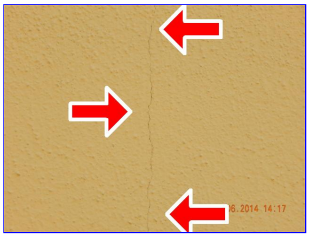

A. Item 5(Picture)

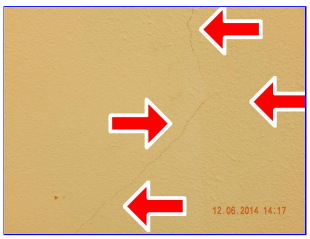

A. Item 6(Picture)


A. Item 7(Picture)


A. Item 8(Picture)


A. Item 9(Picture)


A. Item 10(Picture)


A. Item 11(Picture)

(4) The cracks visible at the outside corners of the foundation result from differential movement between the slow expansion of the finished wall, and the shrinking of the concrete foundation. They are not a structural problem; repair is not required except for cosmetic reasons.


A. Item 12(Picture)

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

(1) It is advisable to maintain at least 4 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

☒ (2) Recommend gutter extensions or splash blocks for all gutter turn-outs to facilitate proper drainage

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away from the structure. Discharging roof water next to the structure has the potential of causing foundation movement

B. Item 1(Picture) splash block or extension needed

B. Item 2(Picture) Recommend turnout extension

B. Item 3(Picture) splash block causing water ponding

☒ (3) The gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Ceramic/Clay, Tile

Viewed From: Ground, Binoculars, Viewed from window, Attic

Comments:

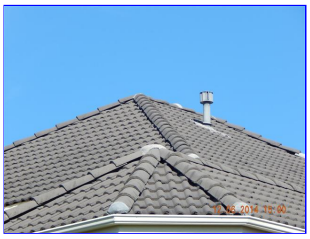
(1) The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system at shingle tabs are not inspected as this could damage the shingle.

(2) Covering appeared in good condition. No leaks were active at time of inspection. Shingles appeared to be properly fastened.

C. Item 1(Picture)

C. Item 2(Picture)

C. Item 3(Picture)



C. Item 4(Picture)

C. Item 5(Picture)

C. Item 6(Picture)

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C. Item 7(Picture)


C. Item 8(Picture)


C. Item 9(Picture)


C. Item 10(Picture)


C. Item 11(Picture)

(3) Specific prediction of future performance or the occurrence of isolated leaks is not possible. Service life of composite roofing shingles can range from 12 to 17 years depending on sun exposure, quality of shingles and other variables.

☒ (4) Flashing are not sealed and several are raised. Reseat and seal as needed.


C. Item 12(Picture)


C. Item 13(Picture)

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Method used to observe attic: Entered attic and performed a visual inspection, Limited Access

Viewed From: Attic

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Roof Ventilation: Soffit Vents, Roof Vents

Attic Info: Pull Down stairs

Attic Insulation: Approximate, 10-12 Inches, Blown

Comments:

(1) Only areas of the attic determined accessible by the inspector are inspected.

(2) Structure was in good condition. No leaks were active or apparent at time of inspection.

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D. Item 1(Picture)


D. Item 2(Picture)


D. Item 3(Picture)


D. Item 4(Picture)


D. Item 5(Picture)

(3) The insulation in the attic is near the current standard. This attic is typically insulated.


D. Item 6(Picture)


D. Item 7(Picture)


D. Item 8(Picture)


D. Item 9(Picture)

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

Comments:

(1) Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be

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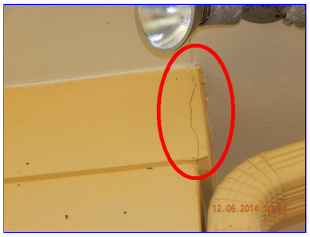
☒ (2) It is recommended that all protrusions through the exterior siding and fixtures mounted on the exterior be sealed in order to prevent moisture incursion. Using a quality exterior caulk type sealant around pipes, wires, light fixtures etc. can prevent moisture related failure of electrical components and siding materials.

E. Item 1(Picture)

E. Item 2(Picture)

☒ (3) All exterior siding butt & transitional joints that have separated more then 1/8" should be re-sealed (caulk and paint) to prevent moisture incursion

E. Item 3(Picture)



E. Item 4(Picture)

☒ (4) Stucco extends below grade & there are no weep screeds present. Modern standards now require stucco walls to terminate a minimum of 6" above grade and the lower siding should include weep screeds to allow for drainage in case of moisture seepage beneath the plaster. Siding should be monitored and kept well sealed at all times

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

E. Item 5(Picture)

E. Item 6(Picture)

E. Item 7(Picture)

E. Item 8(Picture)

☒ (5) Lintels/headers above doorways, windows are rusting. Recommend remediation of rust, application of rust prohibitive paint,and refinish of exterior.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

E. Item 9(Picture)

E. Item 10(Picture)

☒ (6) Trim all hedges, ivy and trees away from exterior wall surfaces. Heavy foliage against walls may be conducive to insect, rub or moisture damage. (Limited view of surfaces in these locations)

E. Item 11(Picture)

E. Item 12(Picture)

E. Item 13(Picture)

☒ (7) Seal (grout/caulk) around the tub and shower tile to wall abutment joints

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D


E. Item 14(Picture)


E. Item 15(Picture)


E. Item 16(Picture)

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

(1) Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring

(2) No deficiencies of note.


F. Item 1(Picture)


F. Item 2(Picture)


F. Item 3(Picture)


F. Item 4(Picture)


F. Item 5(Picture)


F. Item 6(Picture)


F. Item 7(Picture)

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

Comments:

(1) Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

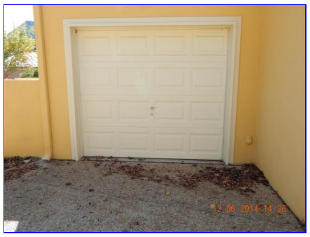
IN	NI	NP	D	

☒ (2) Doors and frames should be sealed, made weather tight. Seals at front entry doors are deficient and should be replaced.


G. Item 1(Picture)

G. Item 2(Picture)

☒ (3) The wood garage door jambs were not undercut at a 45 degree angle. Wood to slab joints should be sealed (caulked) to prevent lower jamb water damage


G. Item 3(Picture)


G. Item 4(Picture)


G. Item 5(Picture)


G. Item 6(Picture)


G. Item 7(Picture)


G. Item 8(Picture)

☒ (4) Doors in Various locations do not close properly, bind in frames.(closets, master bedroom,upstairs) Recommend carpenter to make adjustments.


G. Item 9(Picture)


G. Item 10(Picture)


G. Item 11(Picture)

☒ (5) Door at Master bath damaged at hinge area, recommend replacing door if so desired

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

G. Item 12(Picture)

☑ ☐ ☐ ☑ **H. Windows**

Comments:

(1) Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection. Windows that are blocked by occupant storage/furnishings are not lifted

(2) Windows operable, in good condition.

☒ (3) Some window screens are missing/damaged. Recommend repair and replacement of missing and damaged screens as needed.

H. Item 1(Picture)

H. Item 2(Picture)

H. Item 3(Picture)

H. Item 4(Picture)

☐ (4) Trim around window frame damaged.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D


H. Item 5(Picture)


H. Item 6(Picture)

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

Comments:

No deficiencies of note.

☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

(1) The inspection does not include the adequacy of draft or condition of flue tiles.

☒ (2) There is soot and creosote buildup in the chimney. Recommend having the chimney flue cleaned and inspected by a professional chimney sweep


J. Item 1(Picture)


J. Item 2(Picture)


J. Item 3(Picture)


J. Item 4(Picture)

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

Comments:

The inspector does not determine the existence or adequacy of flashing at the attachment to the house.

☐ ☑ ☑ ☐ **L. Other**

Comments:

Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would impede the homes structural integrity

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

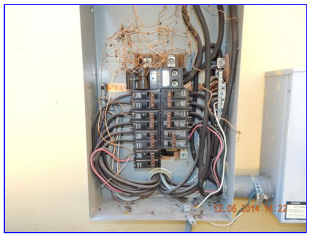
II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Electrical Service Conductors: Below ground
Sub-Panel Capacity: 100 AMP
Panel Type: Circuit breakers
Electric Panel Manufacturer: GENERAL ELECTRIC
Ground System: Unknown
Comments:
(1) Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.
(2) There are no Arc Fault Circuit Interrupt (AFCI) breakers present as called for by recent TREC reporting standards. AFI breakers are used to protect living area branch circuits that are not GFCI (Ground Fault Circuit Interrupt) protected.
(3) System panels installed correctly, grounded and bonded.


A. Item 1(Picture) Main service panel on left of home

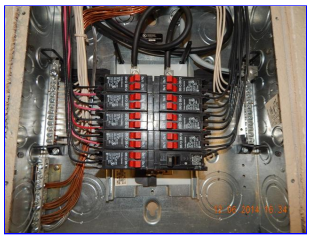

A. Item 2(Picture)


A. Item 3(Picture)


A. Item 4(Picture) Sub panels located in garage


A. Item 5(Picture)


A. Item 6(Picture)


A. Item 7(Picture)

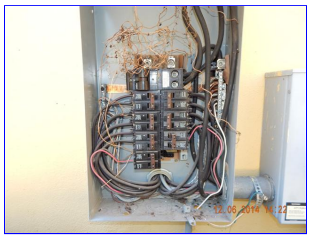

A. Item 8(Picture)


A. Item 9(Picture)

☒ (4) The wall anchor is loose and needs repair outside.
☒ (5) Recommend having an licensed contractor remove debris from inside panel.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D



A. Item 10(Picture)

(6) All openings in panel should be sealed to prevent moisture and debris from entering panel.

A. Item 11(Picture)

(7) The wall anchor on air conditioner is loose and needs repair outside.

A. Item 12(Picture)

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

Type of Wiring: Romex

Type of Branch Circuit Wiring: Copper

Comments:

(1) The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation

(2) Dishwasher does not have an electrical service disconnect means located within site of the unit as now called for by today's standards. Note: Dishwasher are allowed to be corded and plugged in behind the unit. Inspection not possible without removal and is beyond the scope of this inspection

(3) The overhead garage opener circuits are not Ground Fault Interrupt (GFI) protected as called for by recent electrical (2009) code standards

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D	
☒				(4) the wall plug / switch laundry wet room have the hot and ground wire reversed. a licensed electrician should further evaluate and repair as needed.

B. Item 1(Picture)

B. Item 2(Picture) hot and ground reversed

IN	NI	NP	D	
	☐			(5) re[lace broken / cracked switch plates

B. Item 3(Picture)

IN	NI	NP	D	
	☐			(6) Doorbell not functioning at time of inspection.Repair or replace.

B. Item 4(Picture)

IN	NI	NP	D	
	☐			(7) Smoke alarms were chirping this is usually due to low battery replace battery or replace units if needed.

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D	

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems: Forced Air, Central air conditioner unit

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

Energy Sources: Gas

Number of Heat Systems (excluding wood): Three

Comments:

(1) Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

(2) Units functioned at time of inspection. not able to access all heat units due to limited access in attic. recommend further evaluation and system check by a licensed HVAC contractor.

A. Item 1(Picture)

A. Item 2(Picture)
Heating supply air temp. downstairs

A. Item 3(Picture)
Heating supply air temp master bedroom

A. Item 4(Picture)
Heating supply air temp. upstairs.

(3) Flexible gas line used for cabinet penetration and there is no drip leg trap installed. Today's standards now require rigid gas piping for cabinet knock-out penetration along with a debris drip leg to prevent line damage due to unit vibration. Foam insulator around pipe acceptable till unit is replaced.

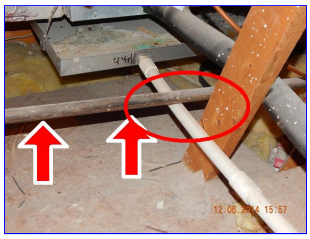
A. Item 5(Picture)

(4) Gas supply line to the furnace unit missing drip leg extension.

not properly supported this could lead to gas leak and is considered a safety concern. Contact a licensed plumber to make repairs as needed.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D



A. Item 6(Picture) missing support / sitting on drain line.

A. Item 7(Picture) missing drip leg extension.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central air conditioner unit

Temperature Differential: 18 Degrees (Upstairs), 20 Degrees (Downstairs), 16 Degrees (Master Bed)

Number of Cooling Systems: Three

Comments:

(1) The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 60 degrees Fahrenheit.

The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

(2) The air conditioning equipment responded to thermostat demand, sounded normal during operation and produced an appropriate temperature drop between 15 and 22 degrees measured between supply and return air ducts. Typical service life is 13 - 17 years. The electrical disconnect box at the exterior compressor was not opened. Determining if the A-coil is properly matched to the compressor is outside the scope of this inspection. The "tonnage" adequacy of the system was not evaluated.

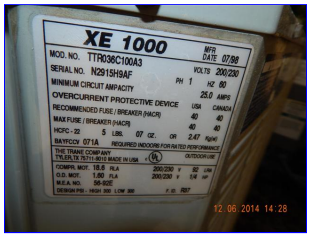
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

B. Item 1(Picture) Unit 1

B. Item 2(Picture)

B. Item 3(Picture) Unit 2

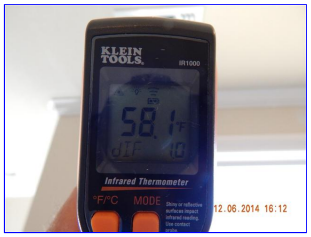


B. Item 4(Picture) unit 3

B. Item 5(Picture)

B. Item 6(Picture)

B. Item 7(Picture) cooling return air temp.



B. Item 8(Picture) cooling supply air temp. upstairs

B. Item 9(Picture) cooling supply air temp. down stairs

B. Item 10(Picture) cooling supply air temp. master bedroom

☒ (3) Remove debris from the secondary drain pans to prevent clogging of drain lines.

B. Item 11(Picture)

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

(4) Recommend full system check and evaluation by licensed HVAC contractor.

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

Ductwork: Insulated Flex Duct

Comments:

(1) Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

C. Item 1(Picture)

(2) Not all duct work was visible due to limited access.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

IV. PLUMBING SYSTEM

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

Location of water meter: Left Side, Front

Location of main water supply valve: Garage

Static water pressure reading: 95 PSI

Comments:

(1) The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN NI NP D

and Icemaker hose bibs are not tested.

☒ (2) The static water pressure is PSI and there is no pressure reducing/limiting valve present. TREC reporting standards requires that 80 PSI or higher be reported as a deficiency. While there were no visible leaks or problems with this high PSI client may wish to consider either turning down the residential shut-off or have a licensed plumber install a reducing valve to lower the pressure if so desired, if pressure valve is it installed it may also be necessary to install thermal expansion tanks at both water heaters.

A. Item 1(Picture) water pressure high

☒ (3) Bathtub fill spouts need to be reseated and sealed (caulked) to prevent moisture seepage into tub surround

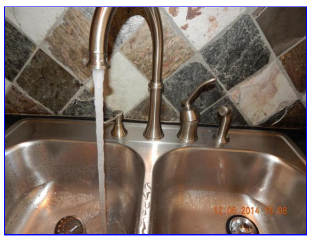
A. Item 2(Picture)

A. Item 3(Picture)

A. Item 4(Picture)

☒ (4) All exterior hose bibs (faucets) are missing back-flow check valves as called for by today's standards

☒ (5) the hot and cold water are reversed at the kitchen sink . recommend repair.



A. Item 5(Picture)

(6) Laundry room sink is leaking at valve recommend repair as needed.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

A. Item 6(Picture)

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

Comments:

(1) The following systems, items, or components are excluded from this inspection: 1.) Drain line for clothes washing machine, or water conditioning systems; 2.) Drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use.

☒ (2) The p-trap on waste line is leaking at the Kitchen vegetable sink. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

B. Item 1(Picture)

B. Item 2(Picture)

B. Item 3(Picture)

B. Item 4(Picture)

☒ (3) The p-trap on waste line is leaking at the master bath sink. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D


B. Item 5(Picture)


B. Item 6(Picture)


B. Item 7(Picture)

(4) Bathtub in upstairs bathroom missing drain stopper.replace


B. Item 8(Picture)

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 40 Gallon, 50 Gallon, Two units

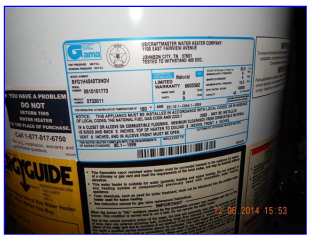
Comments:

(1) Water recirculation pumps and electric timers are not tested

(2) Units functioned at time of inspection.


C. Item 1(Picture) Unit 1 in attic


C. Item 2(Picture)


C. Item 3(Picture)


C. Item 4(Picture) unit 2 in garage closet

C. Item 5(Picture)

(3) Gas supply line to both units missing drip leg extension on gas line.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

C. Item 6(Picture)

C. Item 7(Picture)

(4) Cover on burner compartment not installed on unit in attic. recommend this cover be installed.

C. Item 8(Picture)

C. Item 9(Picture)

☒ (5) There should be no chemicals, paint or other combustibles stored in closets next to or around water heaters.

C. Item 10(Picture)

☑ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

(1) In-Line water heaters are not tested.

(2) Unit was functional

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN NI NP D


D. Item 1(Picture)


D. Item 2(Picture)

(3) Unit properly protected on GFCI circuit.


D. Item 3(Picture)


D. Item 4(Picture)


D. Item 5(Picture)
whirlpool tub access panel right side of home

☐ ☑ ☐ ☐ **E. Other**

Comments:

Our inspection was a visual inspection of the readily accessible areas of the gas lines at the furnace and water heater areas. All gas lines were not inspected and none of the gas lines were tested for leaks. We recommend you have a Licensed Plumber or a HVAC contractor to perform their safety inspection at this time on the gas lines and gas items such as water heaters, furnaces, gas stoves, gas fireplaces, gas yard lights and grills. Our inspection did not include inspection of the furnace heat exchanger, internal furnace components, compliance with the gas company requirements for furnace venting, leak detection at gas lines and many other important safety items that the gas company typically checks. Their inspection exceeds the standards of our limited inspection and is more comprehensive in terms of safety and code enforcement. Their standards are rigorous and the Gas Company is the final authority on the operational safety of all gas equipment. The Home Inspection Connection will not be responsible for items that are or could have been discovered during the gas company inspection.


E. Item 1(Picture)

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Functioned at time of inspection, unit tested in normal mode only.

A. Item 1(Picture)

A. Item 2(Picture)

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Functioning properly.

B. Item 1(Picture)

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

Down draft vent functional. Vents to exterior.

C. Item 1(Picture)

C. Item 2(Picture)

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

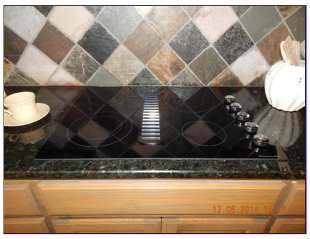
Comments:

(1) The inspector does not test self-cleaning, self-bake ot broiler functions on ovens.

(2) Cooktop and ovens functioning normally.Ovens tested at 350 Deg.F.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D


D. Item 1(Picture)


D. Item 2(Picture)


D. Item 3(Picture)


D. Item 4(Picture)

D. Item 5(Picture)


D. Item 6(Picture)

D. Item 7(Picture)

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

(1) The inspector does not test for radiation leakage.

(2) Unit functioned normally.


E. Item 1(Picture)


E. Item 2(Picture)

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

Comments:

(1) Ventilation systems should be installed in all bathrooms. This includes bathrooms with windows, since windows will not be opened during the winter in cold climates.

(2) Functional. Vent to exterior as required.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D	
☑	☐	☐	☐	**G. Garage Door Operators**

Comments:

The garage doors responded to their automatic openers and to the optic safety reverses. The downward pressure safety reverses were not tested; check them periodically to ensure they reverse properly.

G. Item 1(Picture)

G. Item 2(Picture)

IN	NI	NP	D	
☑	☐	☐	☑	**H. Dryer Exhaust Systems**

Comments:

(1) Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

☒ (2) The dryer vent piping is damaged. . I recommend repair as needed.

H. Item 1(Picture)

IN	NI	NP	D	
☐	☑	☑	☐	**I. Other**

Comments:

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D	

VI. OPTIONAL SYSTEMS

IN	NI	NP	D	
☑	☐	☐	☐	**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

(1) If the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Unless obvious underground water leaks are not inspected for.

If the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Unless obvious, underground water leaks are not inspected for.

(2) There are 8 zones on this system zones were tested in manual mode and system was in good working order.control panel is located on back garage wall.

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

IN	NI	NP	D


A. Item 1(Picture)


A. Item 2(Picture)


A. Item 3(Picture)


A. Item 4(Picture)


A. Item 5(Picture)


A. Item 6(Picture)

☐ ☑ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

If the swimming pool is inspected as part of this inspection only components readily accessible are inspected. Timers, freeze guards, automatic chlorinators or ozonator's if present are not inspected. Underground leaks or seepage (unless obvious) can not be detected.

☐ ☑ ☑ ☐ **C. Outbuildings**

Comments:

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

Comments:

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

Comments:

Limited scope inspection only. Complete inspection of the underground tank system would require excavation and is beyond the scope of this inspection.

☐ ☑ ☑ ☐ **F. Other**

Comments: