



HOME INSPECTION REPORT

1234 Main St.
Colleyville, Texas 76034

Buyer Name
08/25/2020 9:00AM



Inspector
Chip Irving
Certified Master Inspector TREC #20489
817-754-0360
office@inspect360.com



Agent
Agent Name
555-555-5555
agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For:Buyer Name

(Name of Client)

Concerning:1234 Main St. Colleyville Texas 76034

(Address or Other Identification of Inspected Property)

By:Chip Irving - Certified Master Inspector TREC #20489

(Name and License Number of Inspector)

08/25/2020 9:00AM

(Date)

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

Contract forms developed by TREC for use by its real estate license holders 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

Inspection Time In: 12:00pm

Inspection Time Out: 6:30

Type of Building: Single Family Two-Story

Property was: Occupied/Furnished

In Attendance: Buyer, Seller, Buyer's Agent

Building orientation (for purposes of this report, front faces): west

Weather: Sunny

Temperature: 90 to 100

Occupied or Staged: Homes that are occupied or staged typically present limitations to the inspection process. Furniture, belongings, appliances and floor or wall coverings can potentially cover up problems that may otherwise be detected in an empty home.

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

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Foundation Performing Adequately:

In my opinion, the foundation appeared to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. Typical movement consistent with the age of the home was observed and any significant observations will be noted in this section.

Client Notice:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

1: Trees Close to Foundation

 **Recommendation**

NORTHWEST , WEST

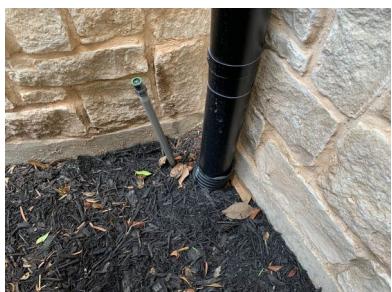
Note: Tree(s) in close proximity of the foundation were observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.



B. Grading and Drainage

Comments:

Surface Drain System in Place : Notice: There was an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing/efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner or the appropriate specialist related to this type of system.



1: Poor/Negative Site Drainage**⊖ Recommendation**

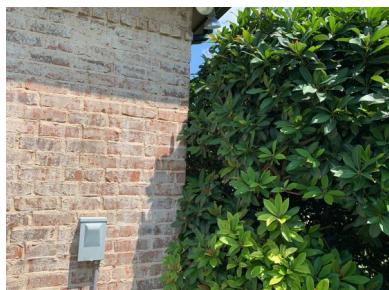
SOUTHEAST

Poor to negative site drainage was observed in the areas noted above. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24 hours.

**2: Excessive vegetation****⊖ Recommendation**

SOUTHEAST

Vegetation was too close to, touching, or growing on exterior walls and roof. Condition can promote excessive damage and deterby movement of branches, root growth and/or attachment, and moisture retention, and can promote pest infestations. Recommend having vegetation trimmed or removed from affected areas, and regular homeowner monitoring and maintenance thereafter.

**3: High Soil****⊖ Recommendation**

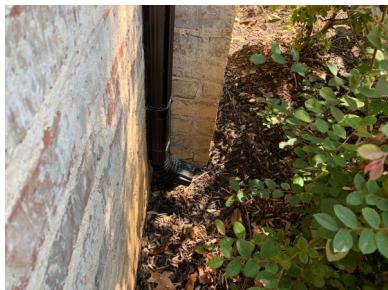
SOUTHWEST , SOUTH

High soil conditions were observed. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer to help prevent the wall from absorbing moisture from the ground, allow moisture to drain from the wall, and help prevent infestation by wood-destroying pests and organisms.

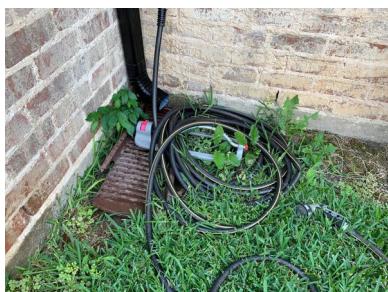
**4: Gutters: Splash blocks needed****⊖ Recommendation**

SOUTH

Splash blocks should be installed at all downspout locations to prevent soil erosion near the foundation.

I NI NP D**5: Gutters: Redirect Downspout Elbow****⊖ Recommendation****NORTH**

Gutter downspout elbow was directing water near the foundation. The elbow should be turned so that storm water is encouraged to flow away from the structure at the points of discharge.

**6: Gutters: Downspout should discharge further****⊖ Recommendation****SOUTH**

The gutter downspouts should discharge water at least thirty-six inches (36) away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.



C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Inspected from drip edge with ladder

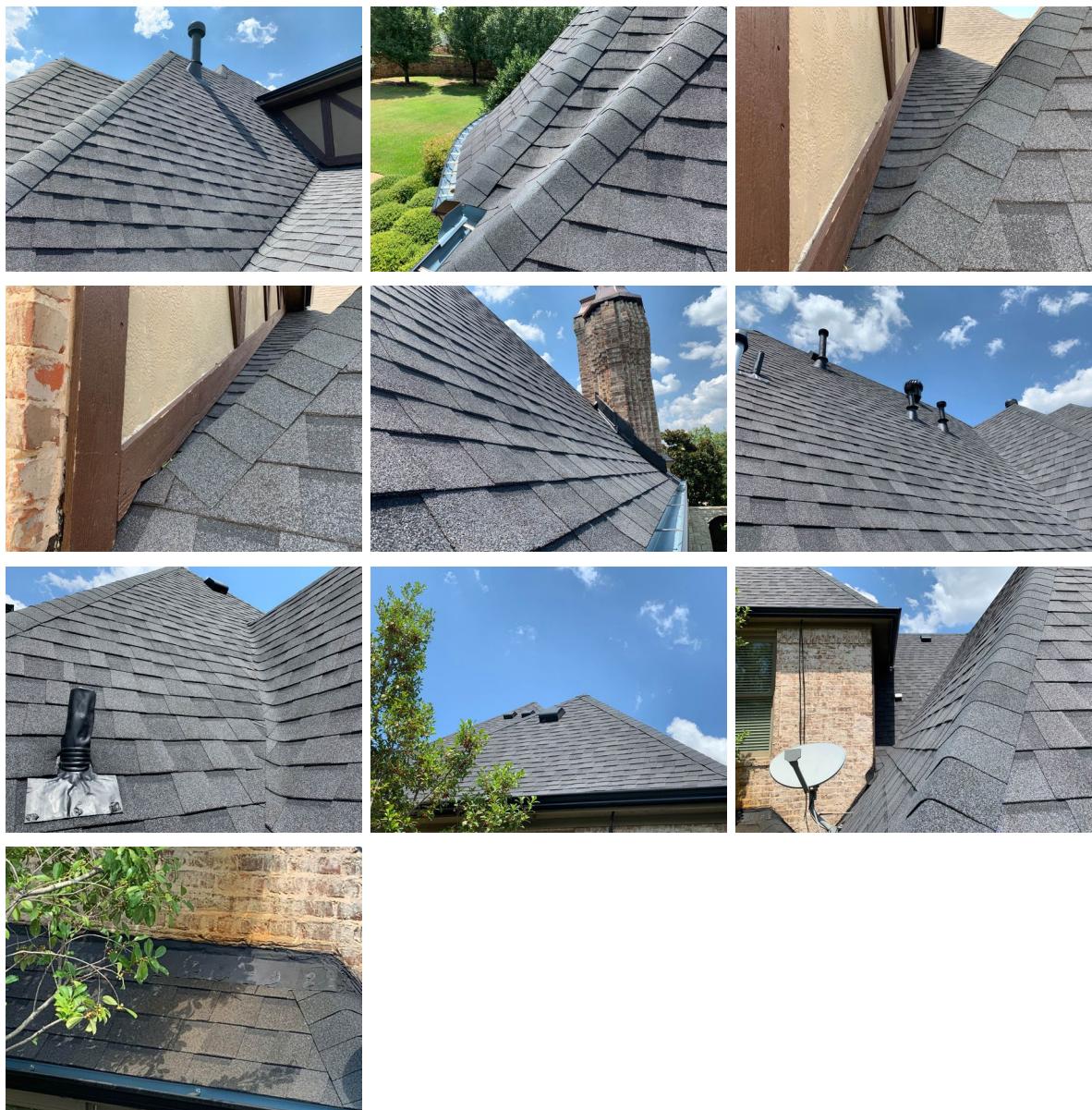
Comments:

Notice:

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

General Photos:

I NI NP D

Note: Not all areas reached on roof: Excessive pitch/slope prevented safe access - Note: Not all areas of the roof could be walked/accessed. Visual deficiencies were noted from the accessible areas, ground level or drip-edge of roof. Visible deficiencies are noted and if warranted from other conditions noted, further evaluation may be needed.

Roof not walked on: Excessive pitch/slope prevented safe access - Notice: The roof was not able to be walked due to limited accessibility. If any concerns exist about the roof, a qualified roofer should be consulted for further evaluation.

D. Roof Structure & Attic

Viewed From: Interior of attic

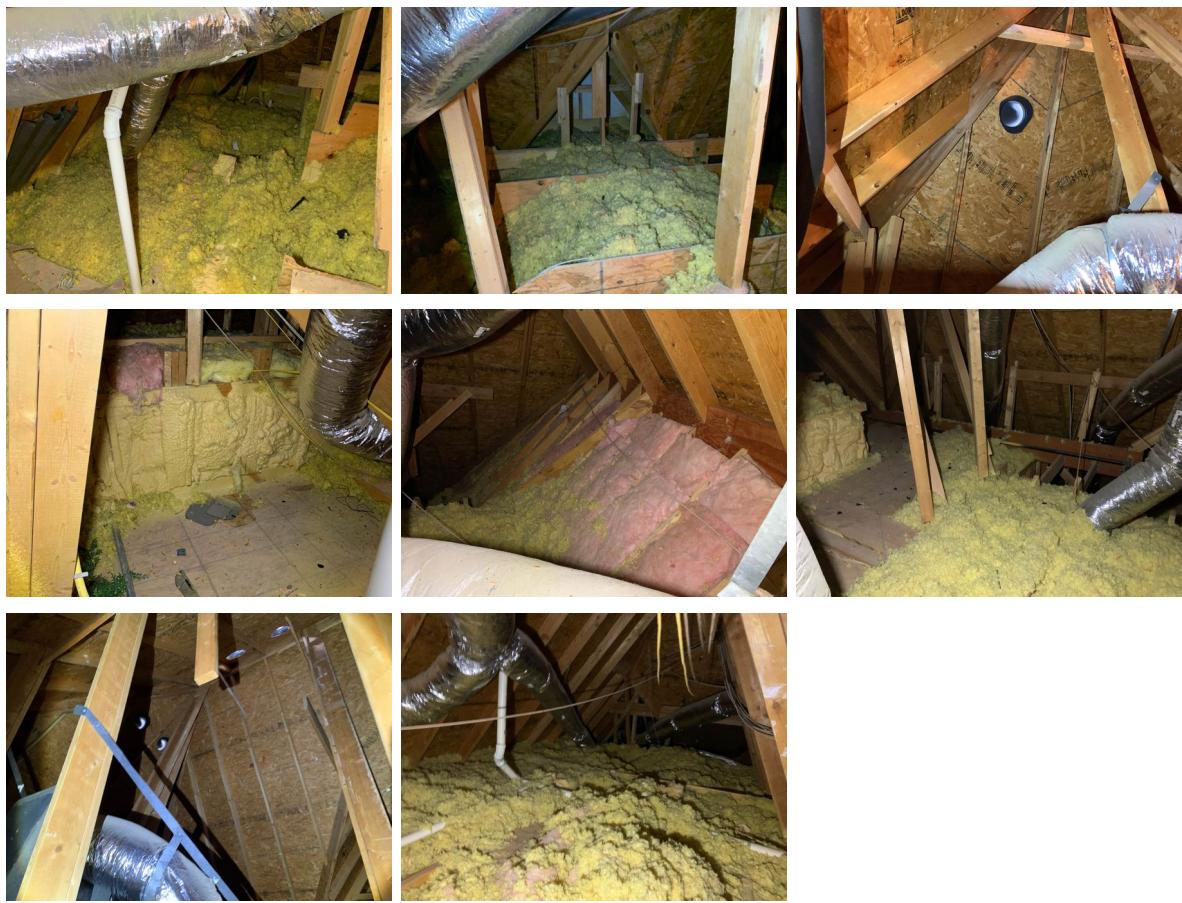
Approximate Average Depth of Insulation: 10 to 13"

Comments:

Insulation Type: Loose filled, Batt or blanket

Ventilation Type: Soffit, Static

General Photos:

I NI NP D

E. Walls (Interior and Exterior)

Comments:

Type(s) of Exterior Cladding: Stone masonry veneer, Brick veneer

Prior repairs visible some blistering paint:

Prior repairs were visible around the window frames at the north west corner of the home. All appeared to be intact at the time of the inspection but some blistering of paint was noted.

WEST , EAST



1: Exterior: Area Veneer Window/Door-Need Sealing

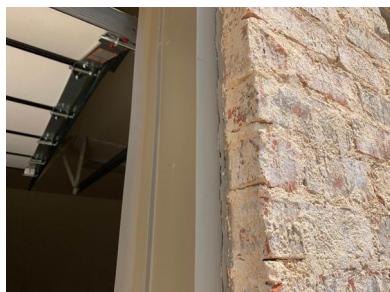
● Recommendation

NORTHWEST , WEST , SOUTH , EAST

Caulking improvements are recommended for the area between the exterior veneer and the window and door frames. It is recommended to use elastomeric caulk.

I NI NP D**2: Exterior: Seal between Area Veneer/Garage Trim****⊖ Recommendation**

Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards. It is recommended to use elastomeric caulk.

**3: Exterior: Garage Trim Damage @ Bottom****⊖ Recommendation**

The garage door trim had some deterioration and/or damage at the bottom.

**4: Exterior: Mortar/Brick Cracks****⊖ Recommendation**

WEST

Minor mortar and/or brick cracks were observed in the exterior veneer.

I NI NP D

5: Exterior: Mortar Improvements Needed

⊖ Recommendation

WEST , NORTH

Mortar improvements are recommended for the exterior masonry veneer.



6: Exterior: Openings/Penetrations need sealing

⊖ Recommendation

WEST

All openings/penetrations at the exterior walls should be properly sealed to prevent moisture intrusion and/or rodent or insect entry.



7: Exterior: Algae staining

⊖ Recommendation

SOUTHEAST

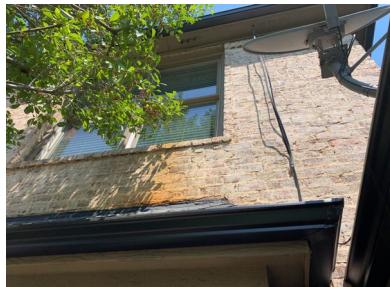
Algae staining was observed at the exterior wall as a result of splash back from roof runoff. This is mostly a cosmetic concern that can be treated with an algaecide; however, this condition will reoccur if gutter are ninstalled to direct the flow of water off of the roof.



I NI NP D**8: Rust stains on wall****⊖ Recommendation**

SOUTH

Rust stains were observed on the exterior veneer from prior leakage at the A/C secondary condensate drain.

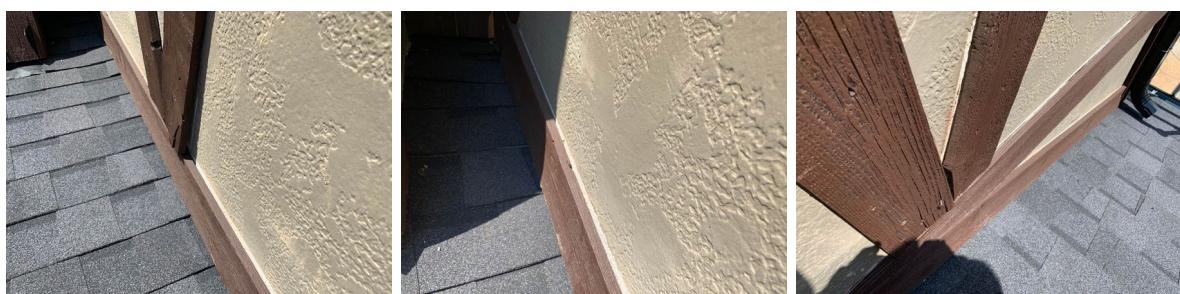
**9: Damage to frieze board****⊖ Recommendation**

SOUTHWEST

Minor rodent damage was visible at the frieze board

**10: Trim boards pulling loose****⊖ Recommendation**

Siding trim boards are visible pulling loose at the roof level on the east side of the home. Proper repairs are recommended.



F. Ceilings and Floors

Comments:

1: Ceilings: Microbial growth**⊖ Recommendation**

There was an unknown fungal or microbial growth observed. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.

2: Floors: Carpet roll (loose)**⊖ Recommendation**

I NI NP D

Upstairs front bedroom, Gameroom

Note: Wrinkles/ripples in the carpet were noted. This can present a trip hazard. The carpet is likely loose and should be re-stretched.



G. Doors (Interior and Exterior)

Comments:

1: Door Sticking/Rubbing

Recommendation

Game room

The door was sticking/rubbing against the frame.



2: Spring/Ball latches stiff/difficult

Maintenance Item

Master bathroom, Upstairs bedroom nursery room, media room

Note: One or more of the spring/ball latches at the top of the door need adjustment to properly open/close the door.

H. Windows

Comments:

1: Thermal Pane Lost Seal

Recommendation

Formal living room

8 - Visible evidence of thermal pane seal loss was observed. This has resulted in condensation or a fog like film to develop between the panes of glass or early indicators of mineral deposits. The thermal pane windows no longer function as designed when they lose their seal and replacement may be necessary. Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.

2: Windows: Hard to open

Recommendation

Gameroom left window

One or more of the windows were observed to be stiff and hard to operate.

I NI NP D**3: Screens: Missing****⊖ Recommendation**

One or more of the window screens were observed to be missing. The screens appeared to be in the garage.

**4: Windows: Sill Deterioration/damage-Interior****⊖ Recommendation**

Living room

The interior window sill(s) had some deteriorated and/or damaged. This may be from condensation or prior water intrusion. Further evaluation may be needed.

**5: Windows: Weather-Strip Damaged/missing****⊖ Recommendation**

Game room

The window weather-stripping was damaged and/or missing at one or more of the windows and improvements are recommended.

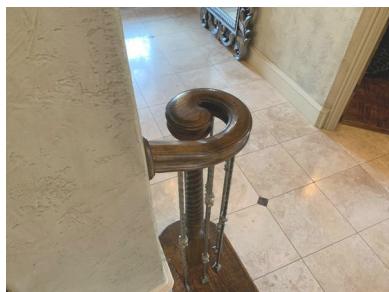


I. Stairways (Interior and Exterior)

Comments:

1: Handrail - Guardrail is Loose**↗ Maintenance Item**

The railing and/or guardrail for the stairway was slightly loose and should be better secured for reasons of safety.

I NI NP D

J. Fireplaces and Chimneys

Comments:

Code Chimney Height : International Residential Code for One & Two Family Dwellings R1003.9 Termination. Chimneys shall extend at least 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet (914 mm) above the highest point where the chimney passes through the roof.

General Photos:



TREC Limitations I-R : TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

1: Gas Log: Shut off switch inoperative

► Recommendation

Family room

All interior fireplaces were equipped with a shutoff switch that would trigger/shut off the gas supply if the damper was closed. The one in the family room was not functioning properly and the gas to the unit would continue to run. Repairs are needed for safety.

I NI NP D**2: Excessive rust visible at starter bar****⊖ Recommendation**

Outdoor fireplace

Excessive rust was visible at the exterior starter bar. Repairs are needed to prevent further corrosion and to allow gas to travel properly through the ports in the bar.

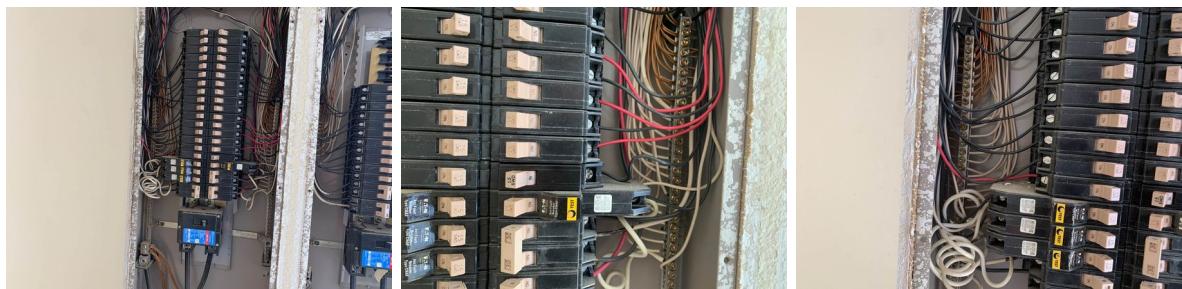


- K. Porches, Balconies, Decks and Carports**

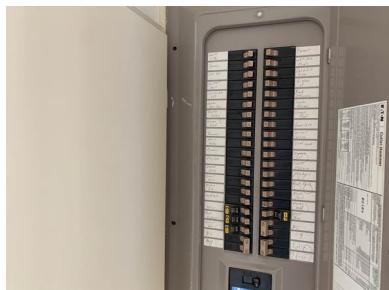
*Comments:***II. ELECTRICAL SYSTEMS**

- A. Service Entrance and Panels**

*Comments:**Service Entrance Type:* Underground*Main Disconnect Rating:* 200 amp*Box Location:* Garage*Ground Location:* Exterior ground rod*General Photos:*

I NI NP D**1: Missing Screws****⌚ Recommendation**

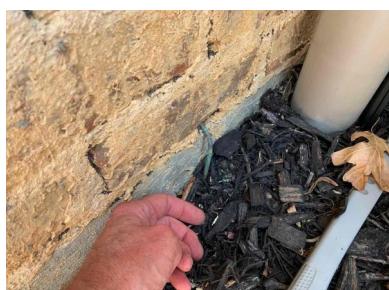
One or more of the cabinet cover plate screws were missing and need to be replaced.

**2: Poor Clearance @ Cabinet****⌚ Recommendation**

The panel box did not have proper clearance in front of the cabinet. The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width or the width of the equipment. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet.

**3: Grounding/Bonding: ground rod/clamp not visible****🔧 Maintenance Item**

I was unable to locate a grounding rod (Grounding Electrode) or supplement grounding source for the electrical system. It may be buried under the soil. Further evaluation is recommended to ensure the system is properly grounded.



A. Panel Box #2

Main Disconnect Rating: 200 amp

Box Location: Garage

General Photos:



A. Sub Panel

Box Location: Exterior wall

General Photos:



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Receptacles: Loose

Recommendation

Butler's pantry

One or more of the receptacles were observed to be loose at the wall mount.



2: Receptacles: Exterior cover damaged/missing

Recommendation

WEST

All exterior receptacles should have weather tight covers. The receptacle weather cover plate was damaged and/or missing.

**3: Fixtures: Light Inoperative****⊖ Recommendation**

Attic

One or more of the light fixtures appeared to be inoperative. This may be due to a bad bulb or some other unknown condition. These fixtures should be further evaluated and corrected as necessary.

4: Fixtures: Exterior Light Fixture Inoperative**🔧 Maintenance Item**

One or more of the exterior light fixtures appeared to be inoperative. This may be due to a bad or missing bulb, a photocell that could not be operated or some other unknown condition. These should be further evaluated and corrected as necessary.

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

- A. Heating Equipment (Unit #1)

Type of System: Gameroom

Energy Source: Gas

Thermostat Setting: Cool

Comments:

Brand Name: TRANE

Date of Manufacture: 2006

Heater Temperature Output during test: 100-110

Filter Location: At attic unit

Filter Condition: Fairly clean but ready to change

General Photos:



I NI NP D

A. Heating Unit #2

Type of System: Downstairs Central

Energy Source: Gas

Brand Name: TRANE

Thermostat Setting: Cool, 74-76

Date of Manufacture: 2006

Heater Temperature Output during test: 100-110

Filter Location: At attic unit

Filter Condition: Fairly clean but ready to change

General Photos:



A. Heating Unit #3

Type of System: Upstairs rear unit

Energy Source: Gas

Brand Name: TRANE

Thermostat Setting: Cool, 74-76

Date of Manufacture: 2006

Heater Temperature Output during test: 100-110

Filter Location: At attic unit

Filter Condition: Fairly clean but ready to change

General Photos:

I NI NP D**1: Drain pan: Rust present****➡ Recommendation**

Note: The auxiliary/secondary drain pan under the coil housing had some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.



A. Heating Unit #4

Type of System: Master Bedroom Central

Energy Source: Gas

Brand Name: TRANE

Thermostat Setting: Cool, 74-76

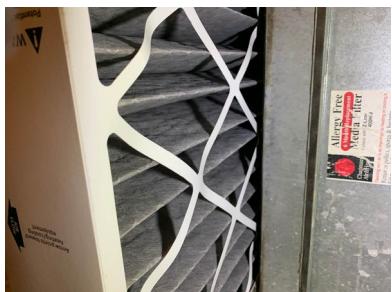
Date of Manufacture: 2006

Heater Temperature Output during test: 90-100

Filter Location: At attic unit

Filter Condition: Fairly clean but ready to change

General Photos::



I NI NP D

B. Cooling Equipment (Unit #1)

Type of System: Gameroom

Comments:

Condenser Brand Name: TRANE

Condenser Age (Approximate): 2006

Approximate System SEER (up to): 13

Approximate System Size: 3 ton

Maximum Breaker Size: 30

Today's Temperature Differential (Delta-T): 18



General Photos:



1: Condenser: Fins dirty

➡ Recommendation

Dirt/debris was visible at the fins of the outdoor condensing unit. Proper cleaning is needed.

I NI NP D**2: Note: Older / Aged Equipment****⊖ Recommendation**

Additional Notice from the Inspector: It is the opinion of this Inspector, although this component may have been functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

NOTE: Equipment over 10 years old may not be covered under manufacture or third-party warranties.

3: Secondary Pan: Holding water**⊖ Recommendation**

The auxiliary drain pan under the coil housing was holding water at the time of this inspection. Water was actively leaking from the unit or secondary drain. The primary line may be clogged and water may be backing up into the system. The exact cause and remedy should be further evaluated by a licensed HVAC technician and corrected as necessary.



B. Cooling Unit #2

Type of System: Downstairs Central

Condenser Brand Name:: TRANE

Condenser Age (Approximate):: 2006

Approximate System SEER (up to):: 13

Approximate System Size:: 5 ton

Maximum Breaker Size:: 50

Today's Temperature Differential (Delta-T):: 20

General Photos::



I NI NP D**1: Refrigerant Lines: Damaged insulation****⊖ Recommendation**

Damaged, deteriorated and/or missing insulation on the refrigerant lines. Refrigerant insulation areas area(s) should be repaired or replaced as necessary.

**2: Condenser: Fins dirty****⊖ Recommendation**

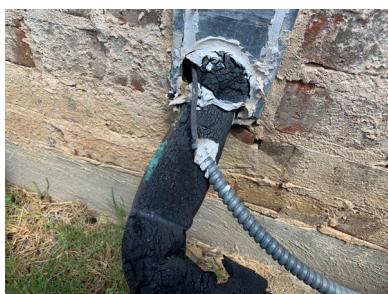
Dirt/debris was visible at the fins of the outdoor condensing unit. Proper cleaning is needed.

**3: Note: Older / Aged Equipment****⊖ Recommendation**

Additional Notice from the Inspector: It is the opinion of this Inspector, although this component may have been functioning as intended in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

4: Condenser: Wires need conduit**⊖ Recommendation**

The electrical wiring for the outside condenser/coils should be protected by conduit.



B. Cooling Unit #3

Type of System: Upstairs rear unit

Condenser Brand Name:: TRANE

Condenser Age (Approximate):: 2006

Approximate System SEER (up to):: 13

Approximate System Size:: 2.5 ton

Maximum Breaker Size: : 20

Today's Temperature Differential (Delta-T):: 15

General Photos::



1: Refrigerant Lines: Damaged insulation

- Recommendation

Damaged, deteriorated and/or missing insulation on the refrigerant lines. Refrigerant insulation areas area(s) should be repaired or replaced as necessary.



2: Condenser: Fins dirty

- Recommendation

Dirt/debris was visible at the fins of the outdoor condensing unit. Proper cleaning is needed.



3: Note: Older / Aged Equipment

- Recommendation

Additional Notice from the Inspector: It is the opinion of this Inspector, although this component may have been functioning as intended in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

B Cooling Unit #4

Type of System: Master Bedroom Central

Type of System: Master Bedroom
Condenser Brand Name:: TRANE

Condenser Brand Name:: TRANE
Condenser Age (Approximate):: 2006

Condenser Age (Approximate).. 2006
Approximate System SEER (up to) .. 13

Approximate System SEER (up to 1 minute) Section 2.1

Approximate System Size:: 2

I NI NP D*Today's Temperature Differential (Delta-T):: 21**General Photos::***1: Condenser: Fins dirty****⊖ Recommendation**

Dirt/debris was visible at the fins of the outdoor condensing unit. Proper cleaning is needed.

**2: Note: Older / Aged Equipment****⊖ Recommendation**

Additional Notice from the Inspector: It is the opinion of this Inspector, although this component may have been functioning as intended in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

C. Duct System, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Within 5-feet of front curb

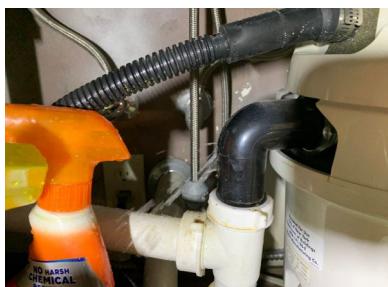
Location of Main Water Supply Valve : Water meter/other valve not located

Static Water Pressure Reading: 90



Comments:

General Photos:

I NI NP D**1: General: High Pressure-80+psi****➡ Recommendation**

The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.

**2: Sink: Slow draining****➡ Recommendation**

Master right

The sink was observed to drain slowly, suggesting that an obstruction may exist.

**3: Sink: Drain Leaks in Cabinet****➡ Recommendation**

KITCHEN

The sink drain leaked water into the cabinet when drained under pressure with a volume of water. Repair is needed.

I NI NP D**4: Sink: Drain stopper adjustment****⊖ Recommendation**

MASTER ,Upstairs front bedroom bath

The sink stopper(s) did not appear to be functioning properly and repairs are recommended.

**5: Shower: Caulking improvements needed****⊖ Recommendation**

Upstairs front bedroom shower,Upstairs side bedroom bath, upstairs hall bath

Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.

**6: Faucet: Fixture was loose****⊖ Recommendation**

Master shower

The faucet assembly was loose.

**7: Shower: Door sweep damaged****⊖ Recommendation**

MASTER

The shower door sweep was deteriorated or missing and needs to be replaced.

8: Commode: Ballcock leak at head seal**⊖ Recommendation**

Upstairs hall bathroom

The commode tank valve (ballcock assembly) was leaking at the head seal when flushed.

**9: Commode Note: Tank Water Slow to Recover****⊖ Recommendation**

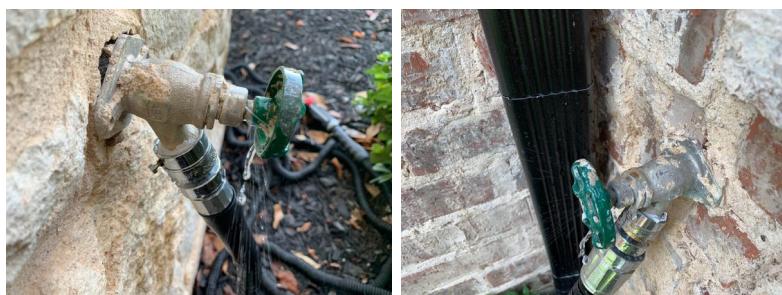
Downstairs guest/pool bath

Note: The commode tank water level was slow to recover after flushing.

10: Hose Bib: Leaked when on**⊖ Recommendation**

WEST , NORTH

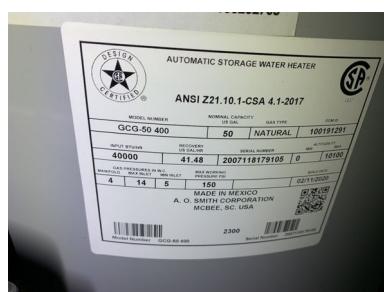
The exterior water hose bibb (faucet) leaked at the handle when operated.

**11: Distribution: Surface rust visible****⊖ Recommendation**

Note: Rust was visible on the exterior natural gas piping. This is a natural occurrence based on the nature of the material, but preventative maintenance is recommended by removing surface rust and applying a protective coat of rust inhibiting paint.

I NI NP D**12: Distribution: CSST present notice****⊖ Recommendation**

Notice: A gas piping system called CSST (corrugated stainless steel tubing) is present in this home. CSST is used to distribute gas in residential, commercial and industrial structures. Ideally it should be properly grounded and bonded. The inspector was unable to verify if these components meet the current installation safety standards recommended and further evaluation is recommended by a licensed electrician. For more information, go to <http://www.csstfacts.org>

 **B. Drains, Wastes, & Vents***Comments:* **C. Water Heating Equipment (Unit #1)***Location:: Attic**Approximate Capacity:: 50**Approximate Age:: 2020**Brand Name: A.O. SMITH**Comments:**General Photos::*

I NI NP D **C. Water Heater Unit #2***Energy Source:: Gas**Location:: Attic**Approximate Capacity:: 50**Approximate Age:: 2018**Brand Name: STATE**General Photos::***1: Leak: Drain plug/line to circulation pump Leaking****► Recommendation**

The lower drain plug/lime to the circulation pump on the water heater was observed to be leaking and repairs are necessary. Excessive corrosion was visible.

 **D. Hydro-Massage Therapy Equipment***Comments:**General Photos::***V. APPLIANCES**

A. Dishwashers*Comments:**Brand Name:* JENN AIR **B. Food Waste Disposers***Comments:***1: Debris in Disposal** **Recommendation**

There was debris in the food waste disposer that needs to be removed.

2: Noisy Disposer **Recommendation**

The food waster disposer was unusually noisy at the time the inspection.

 C. Range Hood and Exhaust Systems*Comments:**Exhaust Hood Type:* Vented **D. Ranges, Cooktops, and Ovens***Comments:**Brand Name:* JENN AIR*Power Source:* Gas*Oven Temp (checked at 350):* 345-350, 370-375*General photos:* **E. Microwave Ovens***Comments:**Brand Name:* MAYTAG **F. Mechanical Exhaust Vents and bathroom Heaters***Comments:* **G. Garage Door Operators***Comments:* **H. Dryer Exhaust System***Comments:***1: Note: exhaust blower added to the system** **Maintenance Item**

A blower was added to the system to assist in pushing the lint through the ductwork out through the roof. These systems should be checked periodically as they can clog over time.

I NI NP D **I. Other***Comments:**Fire Suppression (Sprinkler) System - Not Inspected:*

The fire suppression system cannot be inspected as it falls outside the scope of a standard home inspection. Proper licensing and equipment is necessary to operate and test these components. Buyer should inquire with seller regarding the maintenance history of the equipment. Further evaluation is recommended.

- Note: Sprinkler heads should never be painted. Items should never be stacked close to the sprinklers as this may reduce their heat sensitivity. Tops of storage or furniture should be at least 18" below sprinklers. Never hang anything from any part of a fire sprinkler system.

 **Beverage refrigerator***General photos:* **Built-in refrigerator***General photos:*

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

Chandelier

1: Noisy motor, not fully tested

● Recommendation

The motor and cable assembly that lowers.raises the main entry chandelier was making unusual sounds when tested. The sellers noted that they had never tried operating the unit. Further evaluation of the motor and cable system is recommended in the attic area. Lubrication may be needed. I was unable to reach it in the attic area at the time of the inspection so I am unable to verify if the system is sealed or the cable is exposed in the attic area. Note: The unit was not fully lowered at the time of the inspection.



Electric gate

General photos:



Wine refrigerator

General photos:



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Control Location: Garage

Rain Sensor: Yes

Double Check Valve: Yes

Anti-Siphon/Backflow Preventor:

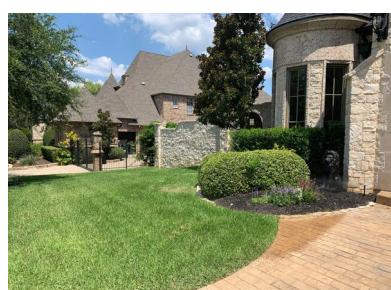
Total Number of Zones Wired: 21

Tested in Manual Mode Only: Inspection and operation of irrigation (sprinkler) systems under the scope

I NI NP D

of this inspection is limited to "Manual Mode" only. Timers and other functions are not operated.

General Photos:



Zone 3



Zone 7

Zone 4

Zone 5



Zone 6

Zone 10

Zone 8



Zone 9

Zone 11

Zone 12

I NI NP D

Zone 14



Zone 13



Zone 16



Zone 15



Zone 17



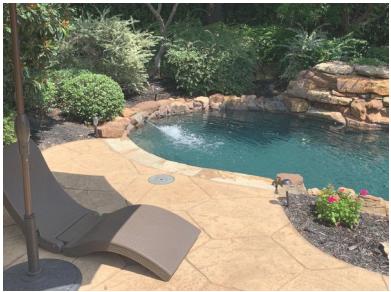
Zone 18



Zone 19



Zone 20

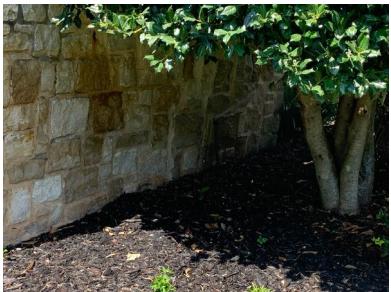


Zone 21

1: Sprays onto Walls/Windows**➡ Recommendation**

Zone 10,11,13

One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces and/or windows.

**2: Damaged/Miss Head****➡ Recommendation**

I NI NP D

Zone 12

One or more of the sprinkler heads were observed to be and/or missing.

**3: Did not pop up high enough****● Recommendation**

Zone 3,5,6,8 ,9,10

One or more of the sprinkler heads did not pop-up high enough to disperse water properly.

 **B. Swimming Pools, Spas, Hot Tubs, and Equipment***Comments:**Type of Construction:*

In ground

Not inspected:

At the request of the buyer, the pool and related components were not inspected by Inspect360. A third-party inspection was performed.