



HOME INSPECTION REPORT

1234 Main St.
Colleyville, Texas 76034

Buyer Name
04/07/2020 9:00AM



Inspector
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Agent
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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)

04/07/2020 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: 7:45am

Limitations/Areas or Items Not Inspected: Attic area not accessible

Inaccessible or Obstructed Areas:: Sub Flooring, Receptacles behind furniture/appliances, Plumbing areas - only visible plumbing inspected, Crawl space is limited - viewed from accessible areas

Inspection Time Out: 2:30

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.

Report Identification: 1234 Main St. Colleyville Texas 76034

Type of Building: Single Family Two-Story

Property was: Vacant-But staged with furniture

In Attendance: Buyer, Buyer's Agent

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

Weather: Cloudy/Overcast

Temperature: 60 to 70

I. STRUCTURAL SYSTEMS

- A. Foundations**

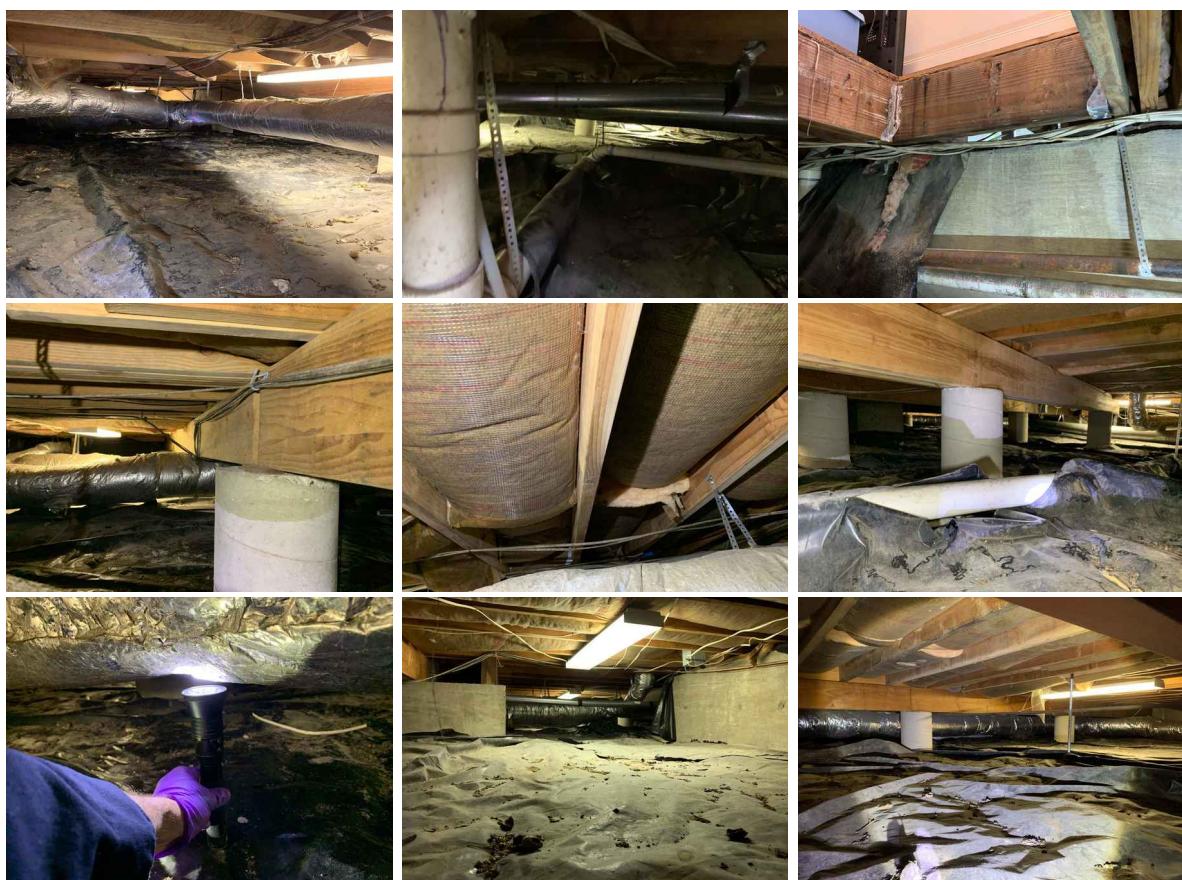
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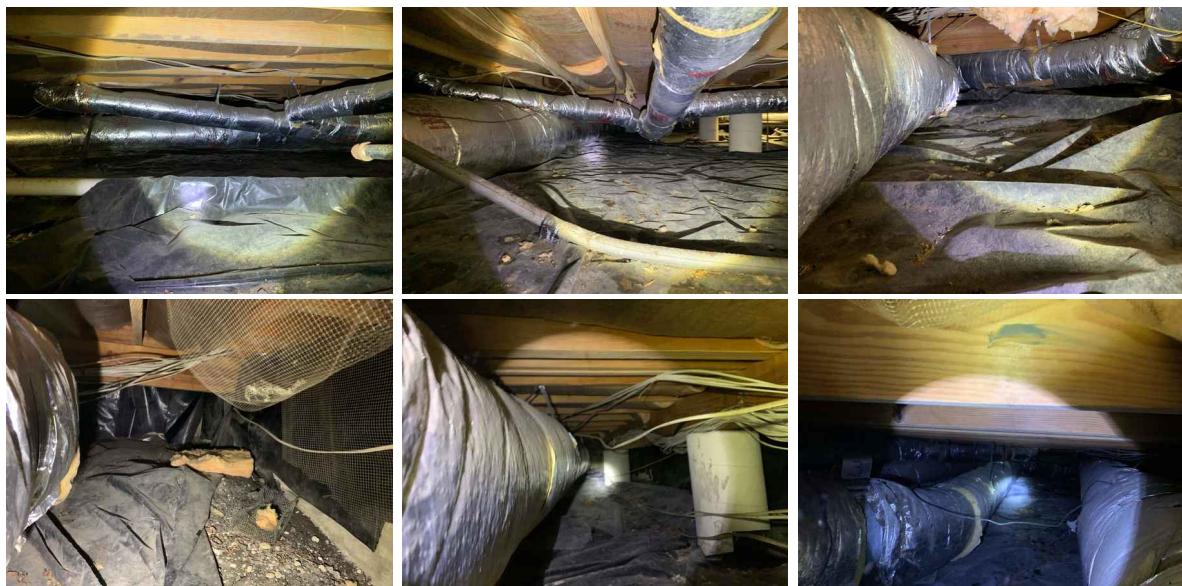
Pier & Beam Foundation Performing: In my opinion, the foundation appeared to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance significant deficiencies in the foundation. Maintenance improvements are recommended and minor deficiencies are noted below:

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.

General Photos:



I NI NP D

Crawlspace: Subfloor not visible: insulation covering subfloor - Note: The subfloor in the crawlspace was covered and not visible to properly inspect

Crawlspace: Limited access: Plumbing areas not reached, obstructions preventing access - There was limited access to areas in the crawlspace at the time of the inspection. There may be items in need of repair that were not visible or accessible due to this condition. Further evaluation is recommended. Inaccessible areas are noted above.

Master bath, master bedroom, laundry, office

1: Crawlspace: Rodent activity visible

● Recommendation

Visible evidence of rodent and/or vermin activity was observed in the crawl space area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.

2: Minor cracking/chipping at perimeter slab wall

🔧 Maintenance Item



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.

I NI NP D**1: Excessive vegetation****⊖ Recommendation**

EAST , WEST

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.

**2: Gutters: Cleaning needed****⊖ Recommendation**

The gutters were full of leaves and/or debris and cleaning is recommended. Downspouts should be checked to ensure that they are clear and flowing freely.

**3: Gutters: Poor slope observed****⊖ Recommendation**

WEST

The gutters did not appear to have sufficient slope to drain properly. If they do not perform as intended, the slope should be adjusted.

I NI NP D**4: Gutters: Downspout not connected to the subsurface drain****⊖ Recommendation**

EAST

One or more of the downspouts was not properly connected/aligned to the subsurface drain lines. Adjustments/repairs are needed to prevent excess moisture against the foundation.


 C. Roof Covering Materials
Type(s) of Roof Covering: Slate*Viewed From:* Inspected from drip edge with ladder*Comments:*

Note: Roof Material Discolored : Note: Some discoloration of the roofing material was observed.

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.

Roof not walked on: Slate roofs too fragile to walk - 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.

1: Vents: Damaged lead flashing**⊖ Recommendation**

WEST

The lead jack flashing at the plumbing vent stack needs to be checked, reset or repaired as necessary. The lead jack fladetail was observed to be damaged at one or more of the roof level plumbing vent pipes. The lead flashing should run full length of the vent pipe and turn down into the top of the vent pipe to help prevent water intrusion at this point.

I NI NP D**2: Tree/Shrub trimming needed****⊖ Recommendation**

NORTHEAST SOUTHWEST

Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.

**3: Algae growth noted****⊖ Recommendation**

NORTH , NORTHEAST , EAST

Algae was noted on several sides of the home. This is common on older roofs and is mostly a cosmetic concern that can be treated with an algaecide.

**4: Tile: Sliding Out of Place****⊖ Recommendation**

NORTHWEST , EAST , NORTHEAST

One or more of the roof level tiles were observed to be sliding out of place.



I NI NP D**5: Tile: Ridge Cap Tile Pulling Loose****⊖ Recommendation**

EAST

One or more of the ridge cap tiles observed to be pulling loose.

**6: Tile: Damaged****⊖ Recommendation**

NORTHWEST , SOUTHEAST , EAST

One or more of the tiles were observed to be damaged.

**7: Tiles: Missing****⊖ Recommendation**

WEST

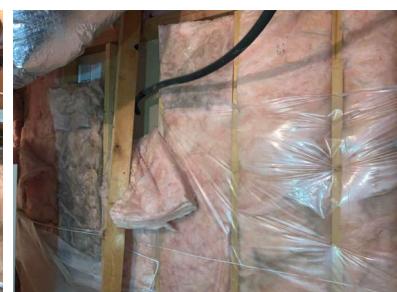
One or more of the tiles were observed to be missing.



I NI NP D**8: TIlE: Ridge Cap Tile Damaged****► Recommendation**

NORTHWEST

One or more of the ridge cap tiles were observed to be damaged.

 **D. Roof Structure & Attic***Viewed From:* Interior of attic, Attic deck space only*Approximate Average Depth of Insulation:* 6 to 8"*Comments:**Insulation Type:* Batt or blanket*Ventilation Type:* Soffit*General Photos:*

Note: Limited access : Note: Not all areas of the attic were accessible. A visual observation was made to all accessible areas that could not be reached by crawling/walking. Some components (mechanical exhaust vents, exposed wiring, damage to decketc) may be covered up and/or not visible to inspect. Upper portion of roof not accessible at the time of the inspection

Only accessible areas were entered:

 E. Walls (Interior and Exterior)*Comments:**Type(s) of Exterior Cladding:* Stone masonry veneer, Wood type veneer**1: Exterior: Area Veneer Window/Door-Need Sealing****► Recommendation**

EAST , SOUTHWEST

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: Deflection cracks****⊖ Recommendation**

WEST

Deflection cracks were observed in the exterior veneer.

**4: Peeling Paint-No Rot****⊖ Recommendation**

SOUTHEAST , garage

Peeling and/or missing paint was visible. No visible wood rot was seen at the time of the inspection, but the areas should be sealed and painted to prevent further deterioration and wood rot.



**5: Wood rot visible - windows, doors****⊖ Recommendation**

South east upper window , SOUTHWEST EAST ,

Deterioration and wood rot was visible. Proper repair and replacement of damaged material is needed.

**6: Exterior Note: Brick extends beyond slab****🔧 Maintenance Item**

WEST

Note: The brick veneer extended beyond the perimeter slab wall. This appeared to be a construction related issue by design and more cosmetic in nature. No structural deficiencies were noted as a result at the time of the inspection.

I NI NP D **F. Ceilings and Floors***Comments:***1: Ceiling: Joint Cracks** **Recommendation**

Library

Ceiling joint cracks were observed.

**2: Floors: Tile Cracked / Damaged** **Recommendation**

Master bath area

The floor tile(s) were observed to be cracked and/or damaged.

**3: Ceiling: Stains** **Recommendation**

Library

Water stains were observed on the ceiling finish. The cause and remedy should be further evaluated and corrected as necessary.



I NI NP D**4: Ceiling: Water Stain @ Water Heater****⊖ Recommendation**

Rear side water heater closet

Water stains were observed on the ceiling at and/or around the water heater flue area. The sealant at the flue roof level storm collar needs to be further investigated and corrected as necessary.

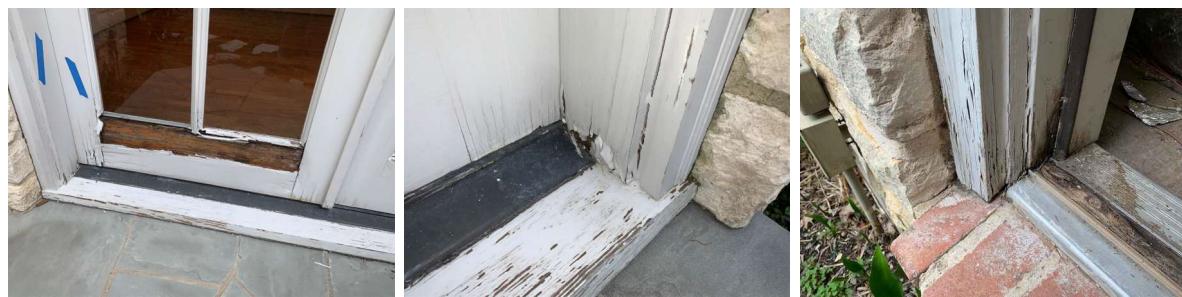


- G. Doors (Interior and Exterior)**

*Comments:**General photos:***1: Exterior door/frame deterioration****⊖ Recommendation**

WEST , west mechanical closet

The exterior door / frame had significant deterioration and/or damage.

**2: Double Cylinder Locks in Place****⊖ Recommendation**

Breakfast area patio door

Double cylinder locks were observed on one or more of the exterior exit (egress) doors. All exterior egress doors should be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.

3: Overhead Door: Shifting/Adjustment**⊖ Recommendation**

The overhead garage door did not appear to fit the opening properly. Some shifting/settlement may have occurred in the area.

I NI NP D
 H. Windows
*Comments:***1: Thermal Pane Lost Seal****⊖ Recommendation**

Across the home

Over 20, Approximate number visible at the time of the inspection - 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 loose their seal and replacement may be necessary. Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperand 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: Wouldn't open**⊖ Recommendation**

Laundry, upstairs windows, family room, bedrooms

One or more of the windows would not open. The cause and remedy should be further evaluated and corrected as necessary.

**3: Wood rot visible****⊖ Recommendation**

Wood rot was visible to approximately 10-12 of the exterior wood windows. Repair/replacement is needed. See note and pictures in the Wall section.

 I. Stairways (Interior and Exterior)
Comments:
 J. Fireplaces and Chimneys
*Comments:**General Photos:*

I NI NP D

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/Damper Clamp Needed**● Recommendation**

No damper clamp was visible on the damper. When gas logs are installed in a firebox with a manual damper, the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.

 **K. Porches, Balconies, Decks and Carports***Comments:***1: Loose stonework and settlement at front walkway****● Recommendation**

Loose stonework and settlement at front walkway

**2: Driveway: minor cracks visible****● Recommendation**

Some typical and slightly larger cracking was observed in the driveway flat work

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance Type: Underground

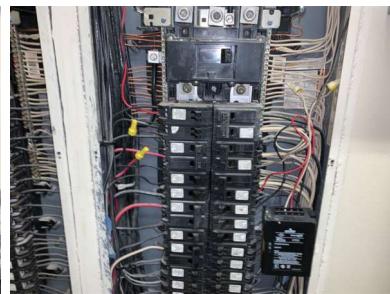
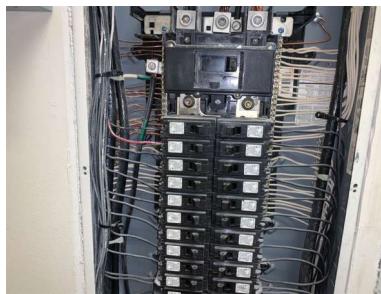
Main Disconnect Rating: 200 amp

Box Location: Garage

Ground Location: Exterior ground rod



General Photos:



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Carbon Monoxide Alarms: *Not tested note:* Since this home is equipped with a monitored security system and the carbon monoxide alarms may be linked to this system, the carbon monoxide detectors were not activated/tested. Further evaluation is recommended.

I NI NP D**1: Fixtures: Light inoperative****⊖ Recommendation**

Garage ,master shower

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.

**2: Receptacles: GFCI not functioning properly****⊖ Recommendation**

Front porch ,Southeast porch

One of the ground fault circuit interrupter (GFCI) devices did not appear to be functioning properly at the time of this inspection. This appears to be preventing other nearby outlets from functioning that may be on the same circuit. Replacement is recommended by appropriate professional.

**3: Receptacle Note: Weatherproof cover loose/damaged****⊖ Recommendation**

South

One or more of the exterior receptacle weather proof covers was loose and can allow water to penetrate the box. Proper repairs are needed.

**4: Switches: Unable to Locate Operation End****⊖ Recommendation**

Note: I was unable to determine the operation end of one or more of the switches.

5: Conduit pulled loose**🔧 Maintenance Item**

Conduit had pulled loose at a Westside junction box.

I NI NP D

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment (Unit #1)

Type of System: Downstairs Central

Energy Source: Gas

Comments:

Brand Name: LENNOX

Date of Manufacture: Unable to determine

Heater Temperature Output during test: 120-130

Filter Location: At attic unit

Filter Condition: Clean

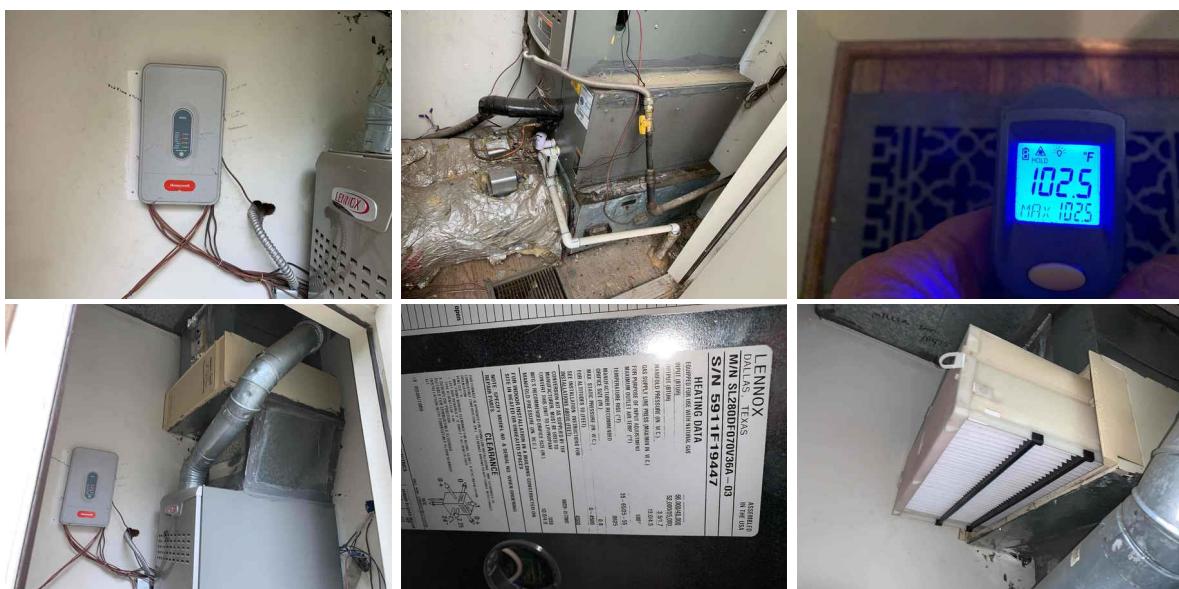


General Photos:



HVAC Note: Routine servicing/evaluation recommended:

Note: Since I am unaware of the service history of the HVAC system, multiple thermostats with dampers and crawl space ducting, a full evaluation of the system is recommended to service the systems and determine coverage locations for each system.

I NI NP D **A. Heating Unit #2***Type of System:* Upstairs Central*Energy Source:* Gas*Brand Name:* LENNOX*Date of Manufacture:* Unable to determine*Heater Temperature Output during test:* 120-130*Filter Location:* At closet unit*Filter Condition:* Clean*General Photos:* **A. Heating Unit #3***Type of System:* Master Bedroom Central*Energy Source:* Gas*Brand Name:* LENNOX*Date of Manufacture:* Unable to determine*Heater Temperature Output during test:* 100-110*Filter Location:* At closet unit*Filter Condition:* Clean*General Photos:***1: Flue: Poor clearance****► Recommendation**

The heating unit flue (vent pipe) had inadequate clearance from combustible materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustible material.

I NI NP D

B. Cooling Equipment (Unit #1)

Type of System: Downstairs Central

Comments:

Condenser Brand Name: LENNOX

Condenser Age (Approximate): 2013

Approximate System SEER (up to): 14

Approximate System Size: 5 ton

Maximum Breaker Size: 60

Today's Temperature Differential (Delta-T): 17

General Photos:



Performance: Too cool for optimal test: NOTE: The performance of the cooling system could not be accurately checked due to the outside ambient temperature being below 70 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation the operation of the equipment and any further concerns that may exist with this equipment. At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

1: Condenser: Wire conduit pulled loose

Maintenance Item

The electrical wiring for the outside condenser/coils should be protected by conduit. The conduit had pulled loose from the connector



C. Duct System, Chases, and Vents

Comments:

B. Cooling Unit #2

I NI NP D*Type of System:* Upstairs Central*Condenser Brand Name::* LENNOX*Condenser Age (Approximate)::* 2008*Approximate System SEER (up to)::* 16*Approximate System Size::* 4 ton*Maximum Breaker Size::* 45*Today's Temperature Differential (Delta-T)::* 16*General Photos::*

Performance: Too cool for optimal test: NOTE: The performance of the cooling system could not be accurately checked due to the outside ambient temperature being below 70 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation the operation of the equipment and any further concerns that may exist with this equipment. At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

Could not verify Unit for property: Note: I was unable to verify which condenser actually served the home. There were no markings to identify the actual unit to the property. Further evaluation is recommended to properly identify and mark the actual unit.

B. Cooling Unit #3

Type of System: Master Bedroom Central*Condenser Brand Name::* LENNOX*Condenser Age (Approximate)::* 2016*Approximate System SEER (up to)::* 16*Approximate System Size::* 3 ton*Maximum Breaker Size::* 35*Today's Temperature Differential (Delta-T)::* 17*General Photos::*

I NI NP D

Performance: Too cool for optimal test: NOTE: The performance of the cooling system could not be accurately checked due to the outside ambient temperature being below 70 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation the operation of the equipment and any further concerns that may exist with this equipment. At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Within 5-feet of back alley

Location of Main Water Supply Valve : Between rear AC condensers (SW)

Static Water Pressure Reading: 95 -
95

Comments:



General Photos:



Hot water

I NI NP D***Two water meters in place:***

Two water meters were in place for the home. The left (west) meter appeared to service the sprinkler system and the right one serviced the home.

**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: 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.

**3: Shower: Leak at neck connection****⊖ Recommendation****Upstairs hall bath**

The shower spout was leaking at the neck connection.

I NI NP D**4: Shower: Diverter not functioning properly****⊖ Recommendation**

Jack and Jill bath

The bathtub shower head diverter was not functioning properly. It was frozen in place and I was unable to operate the shower head. The cause and remedy should be further evaluated and corrected as necessary.

**5: Commode: Flapper not functioning properly****⊖ Recommendation**

Downstairs rear half bathroom

The commode flapper did not function properly and repairs are needed.

6: Meter dial turning - cause unknown**⊖ Recommendation**

The water meter dial was observed to turn slightly although the interior fixtures were turned off. The cause was not determined. Further evaluation by a licensed plumber is needed as this may indicate a leak in the supply line.

**7: Cabinets: Shelf Under Sink is Damaged****⊖ Recommendation**

MASTER

The shelf in the cabinet under the sink was damaged.

I NI NP D**8: Faucet: Fixture leaked into cabinet****⊖ Recommendation**

Downstairs half bathroom (off garage)

The faucet assembly leaked water into the cabinet when operated. It appeared to be a leak at the hot water supply side. No visible signs of leaking were detected at the drain line. Standing water was present when first opening the cabinet.

**9: Shower: Slow draining****⊖ Recommendation**

MASTER

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

**10: Commode: Excessively loose at floor****⊖ Recommendation**

Downstairs rear half bath

The commode appeared to be excessively loose at the floor mount. This condition is typically caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. This condition should be further evaluated and corrected as necessary. Unable to determine the condition of the underlying materials at this time.

11: Commode: Water turned off**⊖ Recommendation**

MASTER

The water was turned to the commode at the time of this inspection. This condition should be further evaluated and corrected as necessary. Evidence of water was present on the floor. I was unable to test this commode at the time of the inspection.

**12: Hose Bib: Leaked when on**

Recommendation

EAST , NORTHEAST

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

**13: Distribution: Surface rust visible**

Recommendation

SOUTHWEST

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.

**14: Kitchen: faucet fixture would not turn**

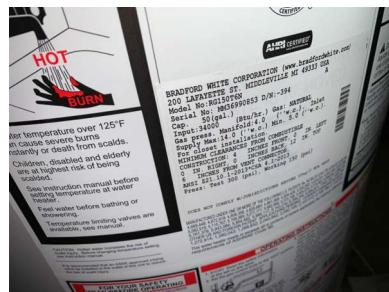
Recommendation

The faucet fixture at the kitchen sink would not rotate from side to side.



B. Drains, Wastes, & Vents

I NI NP D*Comments:**General Photos::*
 C. Water Heating Equipment (Unit #1)
*Energy Source:: Gas**Location:: Attic**Approximate Capacity:: 50**Approximate Age:: 2015**Brand Name: BRADFORD-WHITE**Comments:**General Photos::*
 C. Water Heater Unit #2
*Energy Source:: Gas**Location:: Attic**Approximate Capacity:: 50**Approximate Age:: 2015**Brand Name: BRADFORD-WHITE**General Photos::*

I NI NP D

C. Water Heater Unit #3

Energy Source:: Gas

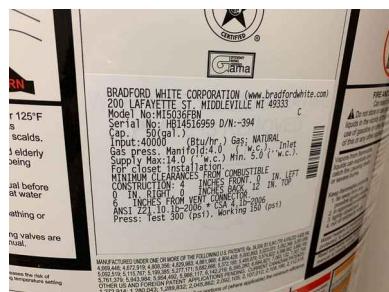
Location:: Attic

Approximate Capacity:: 50

Approximate Age:: 2011

Brand Name: BRADFORD-WHITE

General Photos::



1: Flue: Poor clearance to combustibles

⊖ Recommendation

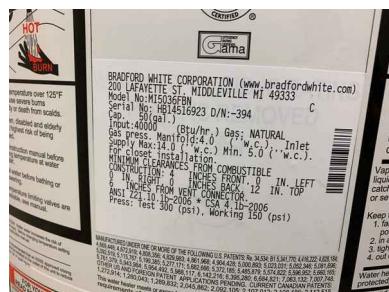
The water heater flue (vent pipe) had inadequate clearance from combustible materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustible material.



C. Water Heater Unit #4

Comments:

General Photos::



I	NI	NP	D
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Energy source:
Gas

Location:
Attic

Approximate Capacity:
50

Approximate Age:
2011

Brand Name:
Bradford White

D. Hydro-Massage Therapy Equipment

Comments:

General Photos::



1: No/limited access to motor

 **Recommendation**

The access to the hydro-massage therapy equipment motor was not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.



V. APPLIANCES

A. Dishwashers

Comments:

Brand Name: Asko

I	NI	NP	D
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**1: Door Damaged****● Recommendation**

Laundry room unit

Some damage to the dishwasher door or door facing was observed.



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-
-
- B. Food Waste Disposers**

Comments:

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-
-
-
- C. Range Hood and Exhaust Systems**

*Comments:**Exhaust Hood Type:* Vented

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

*Comments:**Brand Name:* Thermador, Dacor*Power Source:* Gas, Electric*Oven Temp (checked at 350):* 345-350, 370-375*General photos:***1: Light Inoperative****● Recommendation**The oven light was inoperative.

I NI NP D**2: Oven temperature off****⊖ Recommendation**

Lower unit

The temperature of the oven was checked at 350 degrees. The temperature of the lower unit was inaccurate by more or less than a 25 degree difference. Re-calibrate temperature setting as necessary.

3: Gas Shutoff is Hard to Reach**⊖ Recommendation**

Cooktop

The gas shutoff valve was in a poor location and was hard to reach.



E. Microwave Ovens

*Comments:**Brand Name: KITCHEN AIDE*

F. Mechanical Exhaust Vents and bathroom Heaters

*Comments:***1: Exhaust Into Attic/Crawl space****⊖ Recommendation**

The mechanical exhaust vents were observed to be venting the attic and/or crawl space area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an as-built condition.

G. Garage Door Operators

*Comments:***1: Did not reverse properly****⊖ Recommendation**

The garage door opener did not automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.

H. Dryer Exhaust System

Comments:

Existing Home-Clean : No visible deficiencies were noted at the time of the inspection. Since this is an existing home and I am unable to inspect the length of the ductwork, cleaning of the ductwork is recommended before installing the dryer.

I NI NP D**1: Damper Clogged Open****⊖ Recommendation**

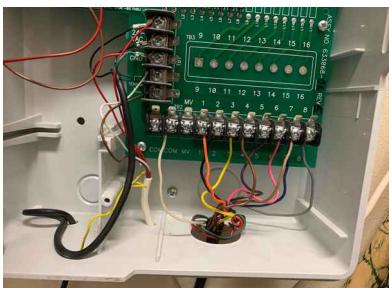
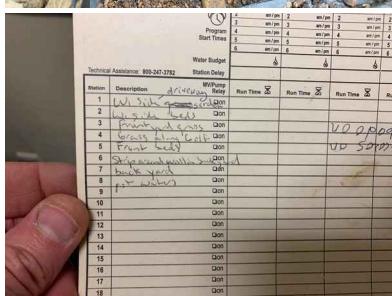
WEST

The damper stuck in the open position. Lint should be cleared from the damper to allow it to close properly when not in use.

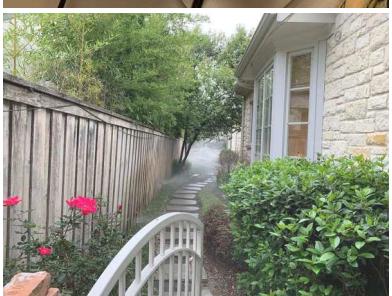

 I. Other
*Comments:**General photos:***1: Ice machine turned off/older****⊖ Recommendation**

The ice maker was turned off at the time of the inspection. It appeared functional, but could not be tested.

**VI. OPTIONAL SYSTEMS**
 A. Landscape Irrigation (Sprinkler) Systems

I NI NP D*Comments:**Control Location:* Garage*Rain Sensor:* Yes*Total Number of Zones Wired:* 8*Tested in Manual Mode Only:* Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "Manual Mode" only. Timers and other functions are not operated.*General Photos:*

Zone 1



Zone 2



Zone 3



Zone 4



Zone 5



Zone 6



Zone 7



Zone 7

1: Heads Need Adjustment**Recommendation**

Zone 6

One or more of the sprinkler heads need to be adjusted and/or straightened so to disperse water properly.

**2: Water Leaks@Base of Head****⊖ Recommendation**

Zone 3

One or more of the sprinkler heads appeared to be leaking at the base of the head. The cause and remedy should be further evaluated and corrected as necessary.

**3: Inoperative Station -Sprinkler****⊖ Recommendation**

Zone 8

A station/zone did not respond when tested in the manual setting. The cause and remedy should be further evaluated and corrected as necessary.

**4: Rusted/Deteriorated shutoff handles****⊖ Recommendation**

The handles to shut off water to the sprinkler system are rusted and no longer operable. Recommend repairs or replacement.

