

Customer: Joe Sample

Property Address: 1234 Sample Trail, San Antonio, Texas 78253



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Universal City, Texas 78148
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“You deserve to know your home”

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PROPERTY INSPECTION REPORT

Prepared For: Joe Sample
(Name of Client)

Concerning: 1234 Sample Trail, San Antonio, Texas 78253
(Address or Other Identification of Inspected Property)

By: Perry Zelner #7019 January 27, 2016
(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 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. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not 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;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding;
- 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 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

- Present at Inspection: Buyer Buyer’s Agent Listing Agent Occupant
- Building Status Vacant Owner Occupied Tenant Occupied Inspector
- Weather Conditions: Sunny Cloudy Rain 42° Outside Temp
- Utilities On: Yes No Water No Electricity No Gas

**FOR THE PURPOSE OF THIS REPORT, IT IS ASSUMED THE HOME IS FACING NORTH
INACCESSIBLE OR OBSTRUCTED AREAS**

- Sub Flooring Attic space is limited - Viewed from accessible areas
- Floors Covered Plumbing Areas – Only Visible Plumbing Inspected
- Walls/Ceilings Covered or Freshly Painted Siding over Older Existing Siding
- Behind/Under Furniture and/or Stored Crawl Space is Limited – Viewed from Accessible Areas
- Mold/Mildew investigation are **NOT** included with this report, it is beyond the scope of this inspection at the present time.
Any reference of water Intrusion is recommended that a professional investigation be obtained

Notice: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE CONTRACT AND IS NOT TRANSFERABLE.

ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR

Pictures used in this report are a sample of damages noted within the structure and should not be considered to show ALL of the damages and/or deficiencies found within the structure. There are some degrees of damages or defects not represented in the digital images.

HOME WARRANTY PROVIDERS AND COVERAGE

This written report should not be used by any Home Warranty Provider to determine coverage as items may have been omitted or not fully inspected at the time of the inspection. Our client(s) are advised not to release the inspection report to a Home Warranty Provider prior to reading your rights outlined in the Home Warranty Contract. If the Client(s) were not present at the time of the inspection, they are encouraged to contact the inspector for a full review of the inspection and any limitations that may apply. For the purpose of clarification, written comments in the report are noted as, north, south, east, and west as determined by standing at street, and looking towards the front of the house. It is recommended that the client consults with service companies and/or contractors in respective categories included in the inspection report, and to acquire written bids for determining scope of, and making proper correction(s). Our efforts and inspection findings are confined to problem identification for major repairs observed. A-Integrity Inspections does not analyze the design of the building, determine if construction is in conformance with plans or manufactures specifications, or make references as to whether or not the building construction is in strict compliance with building codes.

It is beyond the scope of this non-invasive visual limited inspection to determine if the installed drywall in the walls and ceilings is tainted corrosive drywall, a.k.a. ‘Chinese Drywall’.

I=Inspected

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D=Deficient

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Slab on Grade**

- Structural movement and/or settling noted, however, the foundation is supporting the structure at this time.

In the event that structural movement is noted in this report, client is advised to consult with a professional engineer who can isolate the causes and decide what corrective steps should be taken to correct or stop the structural movement and to determine if any repairs are necessary. The purpose of this report is to help point out any significant discernible defects of the structure present at the time of inspection. It is not the intention of this report to make definite suggestions about foundations repairs or corrective action to be taken. Changes in soil moisture beneath this structure can cause damage to the superstructure. No statements are implied nor should be inferred that such damage cannot occur. No type of warranty or guarantee should be construed on the foundation or on the future foundation performance. This report does not include settlement cracks in concrete of garage floors, porches, patios, sidewalks, or driveways.

Comments:

In this inspector's opinion the visible portions of the foundation was performing as designed at the time of inspection. There were indications of settlement and/or common cracks noted in the interior and/or exterior walls and/or ceilings. All accessible doors and windows opened and closed properly at the time of the inspection. There was no noticeable movement noted in the accessible attic space of this structure. This report does not predict future movement and/or repair potentials.

Common minor cracks were observed in the foundation walls of the structure. This implies that some structural movement of the structure has occurred, as is typical of most structures.

Rear porch, garage, and driveway settlement was noted.

Slab-on-ground foundations are the most common type of foundation in the Greater San Antonio Area for residential construction. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking, etc.) and possibly some minor functional problems such as sticking doors. Any owner of a dwelling supported by a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

I strongly encourage you to visit the website, www.houston-slab-foundations.info for more information concerning the performance of slab-on-ground foundations on expansive soils. This is the premier source on the internet for information on the performance evaluation of slab-on-ground foundations. It includes 37 frequently asked questions with answers. There are also informative resources on the website including several valuable items you can download.

I also recommend you visit the web site www.wateryourfoundation.com with information and detailed instructions on how to water your foundation.

B. Grading and Drainage



Trip hazards noted all around the structure.

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Comments:

Recommend trimming back the heavy foliage at the front of the structure. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

Per current accepted trade practices, all gutter downspouts should be extended a minimum of three feet from the foundation.

Soil erosion was noted along the east and south foundation walls.

C. **Roof Covering Materials**

Types of Roof Covering: Composition

Viewed From: Binoculars and from Inside structure



An inverted roof jack seal was noted. As these seals age and deteriorate; this is a potential moisture intrusion point.

Per current accepted trade practices, a “kickout” to divert rainwater from the structure is missing at the right and left side of the front door gable.

Comments:

In this inspector’s opinion, visual inspection of the sloped roof was limited due to the ‘pitch’ and viewed with binoculars and from inside the structure. My inspection is limited to the readily visible portions of the roof surface which typically prevents and/or excludes observation of such items as fastener intervals, complete and proper installation of underlayment’s, obscured flashings, etc. As such, this inspection should not be deemed or implied as guarantee or warranty against future defects, leaks, and/or other roof covering failures. Routine seasonal and annual maintenance, servicing, and inspections are encouraged and recommended to extend the service life of your roof. These inspections and servicing should be performed by qualified professionals or roofing contractors. My inspection does not determine the age or life expectancy of a roof. With the current climate conditions and the affect it has on a roof it is recommended to hire an expert roofing company to determine the age and life expectancy of the roof. Recommend the buyer request from the seller all documents regarding installation and warranty.

Due to the uniqueness of the roof design, the roofing system was not totally visually inspected. There were areas which were not visible using binoculars, from inside the structure, and from the ground. Client may want to consider additional inspection(s) based on the age and or levels of assumed risk.

Tree limbs and branches should be cut back a minimum of 5’ from the roof covering.

Per current accepted trade practices, exposed nail heads at the ridges and roof penetrations should be sealed to reduce the risk of leaks.

Per current accepted trade practices, all gutter downspouts should be extended a minimum of three feet from the foundation.

Raised shingle(s) were noted at the west slope. In high winds this condition may cause shingles to be torn, become loose, or torn off. Recommend further evaluation by a licensed professional prior to the option period expiring.

Recommend properly painting all plumbing vent pipe exiting the roof.

The gutter system requires cleaning to avoid spilling roof runoff around the structure, a potential source of water entry or water damage.

Per current accepted trade practices, all gutter downspouts that discharge onto the roof should be extended to the end of the roof line or into other gutters.

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Shingles may conceal damage that cannot be detected when wet.
 In this inspector's opinion, 'effective roof flashing(s) cannot be fully verified in this non-invasive inspection process.'

D. Roof Structures and Attics

Viewed From: Attic Entrance and Entered Attic Area
Approximate Average Depth of Insulation: 10 to 12 inches



Damaged roof decking noted.

Comments:

The upstairs attic stairway is secured to the ceiling opening with improper fasteners. Per manufacturer's installation instructions: 'Secure stair in ceiling opening by use of 16 separate 16D nails or 1/4" x 3" lag screws as instructed. Refer to instructions for proper placement of these nails or screws.
 The garage attic stairway 1/4" plywood cover is not fire rated.
 Some areas of the attic were not accessible or inspected. Access was limited due to an inadequate walkway, ductwork, deep insulation, structural members, air handler, and low clearances, etc. Not all area(s) of the attics were walked due to safety concerns. Viewed from the mechanical access platform (upstairs location), from the master bedroom closet attic entrance, and crawled some of the garage attic.
 Vermin activity noted in the upper attic.
 Per current accepted trade practices, a minimum floor thickness of 3/4", 24" wide solid floor, properly secured must be present from the access opening for proper maintenance on all attic HVAC equipment. (upstairs entrance)
 Per current accepted trade practices, wiring in the master bedroom closet attic should be a minimum of 6 feet from the attic opening or should not extend over the attic access opening.

E. Walls (Interior and Exterior)

Comments:

Cracks were observed in the interior walls of the structure. This implies that some structural movement of the structure has occurred, as is typical of most structures.
 Patching was noted in the garage.
 Openings in garage drywall were noted. This condition voids the mandatory fire and carbon monoxide rating required between the garage and the interior of the structure.
 Inspection of interior walls was limited due to furniture, appliances, and stored items.
 Visual inspection of the interior closets was limited due to clothing and storage.

EXTERIOR WALLS

Type(s): Brick Wood Siding

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The majority of the wood siding/soffit is made of a fibrous wood product if not properly sealed and painted, deteriorates quickly. Damage was observed at various locations of the exterior. Recommend all openings are properly sealed.

Comments:

Cracks were observed in the exterior brick walls of the structure. This implies that some structural movement of the structure has occurred, as is typical of most structures.
 Much of the exterior trim is in need of sealing and paint.
 Many of the exterior windows are in need of sealant.
 For proper ventilation weep holes in the brick veneer wall structure should be installed above the metal lintel at all windows with direct exposure to the weather.
 Vermin activity noted at various locations.
 In this inspector's opinion, 'effective wall flashing(s) cannot be fully verified in this non-invasive inspection process.'

F. Ceilings and Floors



Water staining was noted in but may not be limited to the garage. Buyer may want to consider additional inspections based on the age, unknown(s), levels of assumed risk, or by a licensed professional prior to the option period expiring. Recommend the buyer seeks additional information from the seller on how these stain(s) occurred.

Comments:

Nail 'pops' in the ceiling was observed in various locations. This condition is mainly cosmetic in nature. This implies that some structural movement of the building has occurred, as is typical of most structures.
 Cracks were observed in the ceiling of the structure. This implies that some structural movement of the building has occurred, as is typical of most structures.
 Loose drywall tape joints in the ceiling are a result of structural settling or poor workmanship.
 Inspection of interior floors was very limited due to furniture, rugs, appliances, and stored items.
 Previous cosmetic flooring repairs appear to have been made throughout the structure.
 Marginal ceramic tile installation was noted throughout the house.

G. Doors (Interior and Exterior)

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INTERIOR DOORS

Comments:

Missing closet doors were noted at the upstairs master bedroom.

EXTERIOR DOORS

Comments:

Recommend the self-closing devices at the garage man door are properly adjusted/replaced for proper door function.

GARAGE DOOR(S) Type of Door(s): Metal

Comments:

H. Windows

Comments:

Damaged window screens were noted at various locations.

Inspection of the windows was limited due to furniture, window covers, and stored items.

The bottom track in many of the windows has been modified for alarm installation. When not properly sealed the window track modifications may lead to potential moisture penetration and possible voided window warranty.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Type of Fireplace: Factory

Comments:

Recommend the installation of a damper block at the interior firebox damper.

Recommend the fireplace is cleaned and evaluated by a certified licensed chimney sweep prior to the option period expiring.

Due to the height of the chimney or chimney cap, condition of the cap or chimney could not be *fully* inspected. Examination of the inaccessible portions of the chimney/flue/cap, regarding the presence of cracks, misalignment, or any other deterioration is outside the scope of this inspection. Recommend further evaluation by a licensed professional prior to the option period expiring.

Due to the nature of the construction of the fireplace/chimney and all of the hidden components, it is outside the scope of the inspection to determine if the fireplace/chimney was properly constructed and could not be fully inspected.

Recommend the log lighter tube is properly sealed with an approved sealant where it enters the firebox.

Due to the current condition, age and unknowns, the gas log lighter was not energized.

Per current accepted trade practices, an additional gas shut off valve is recommended in the event of a gas leak or emergency.

K. Porches, Balconies, Decks, and Carports

Comments:

Due to a lack of visibility, I was unable to determine if the rear pergola support posts are properly anchored in the concrete slab.

L. Other

Comments:

The back yard fountain is considered a specialized component, and is not a part of this inspection process for proper operation. The clients are urged to review the current condition and operation of this component with the property owner(s).

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The water softener is considered a specialized component, and is not a part of this inspection process for proper operation. The clients are urged to review the current condition and operation of this system with the property owner(s).

The reverse osmosis system is considered a specialized component, and is not a part of this inspection process for proper operation. The clients are urged to review the current condition and operation of this system with the property owner(s).

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Service panel Type of wire: Aluminum
Location: West side of the structure

Sub Panel Type of wire: Aluminum
Location: Garage

Comments:

Due to the outside temperature being below 60 degrees, visual verification of the proper sized circuit breaker for the Payne condenser in the main service panel was not completed. Due to this condition, recommend further evaluation by a licensed professional prior to the option period expiring to determine that the current circuit breaker is the proper size.

Anti-oxidant appears to be missing on some of the aluminum connections in the main service panel.

Per current accepted trade practices, each neutral wire terminating at the buss bar in the sub panel should be separately secured under a bus bar screw.

Per current accepted trade practices, branch circuit wiring at the sub panel entrance should not be bundled.

Per current accepted trade practices, each ground wire terminating at the buss bar in the sub panel should be separately secured under a bus bar screw, unless manufacturer's directions indicate differently.

Effective bonding and grounding of the electrical system cannot be fully verified in this non-invasive visual inspection.

Per current accepted trade practices, a three foot clearance must be maintained between exterior A/C condenser and the A/C disconnect.

In this inspector's opinion, ARC fault protection in the house does not appear to follow today's accepted trade and building practices. Following is the explanation of where ARC fault protection is required: arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas, kitchen, or similar rooms or areas. Recommend the buyer seek additional information from the builder or the local jurisdiction on the requirements of ARC fault protection.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

GROUND FAULT CIRCUIT INTERRUPT (GFCI) SAFETY PROTECTION

Kitchen: No
Exterior: Yes
A/C unit: No

Bathrooms: Yes
Garage: No
Laundry Room: No

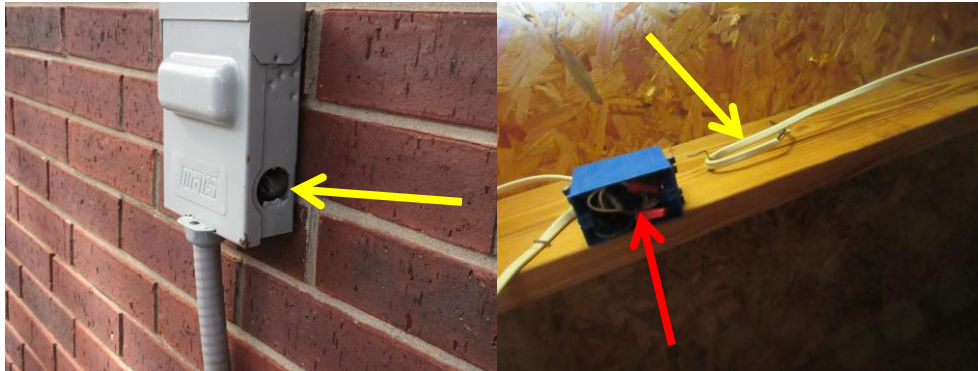
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Per current accepted trade practices, opening(s) in the A/C disconnect panel should be covered with listed filler plates.

Incomplete master bedroom attic light fixture was noted. Missing junction box cover was noted. (red arrow)

Comments:

Smoke detectors should be added to all the sleeping areas. See maintenance advice for further information.

The NFPA (National Fire Protection Association) and most manufacturers recommend that any smoke detectors over 10 years old should be replaced.

Per current accepted trade practices, a carbon monoxide detector should be installed in the hall to the garage man door.

Inspection of receptacles was limited due to furniture and storage.

The exterior south and east motion detector and the interior fireplace ceiling light fixture did not function. The owner should be contacted about their function and the circuit investigated if necessary.

Missing ceiling light fixture covers were noted at the garage, attic, and closets.

Per current accepted trade practices, the garage ceiling receptacle(s) should be GFCI protected.

Receptacles located at the kitchen, laundry room, and garage are not GFCI protected.

Unable to verify ceiling can light fixtures are IC rated.

The smoke detectors for this property may have met proper standards when the house was built. For current standards visit with the proper city code official.

A missing switch cover plate was noted at the garage attic.

A loose receptacle was noted at the garage ceiling.

A loose light fixture was noted at the garage attic.

Inoperative kitchen under counter lights were noted.

Per current accepted trade practices, a 125-volt, single phase, 15 or 20 ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air conditioning, equipment in the attic.

An inoperative smoke detector was noted upstairs at the family room.

Noted recent repairs, alterations to the branch circuits in the pantry. The client(s) are urged to seek further information from the seller and/or seller's disclosure on extent of remodeling, warranties and status of building permits.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Carbon monoxide testers in use: No

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The furnace exhaust flue is too close to combustibles.

Comments:

Carbon monoxide testing with a passive EX-TECH meter model #CO10 measured 0 parts per million. In this inspector's opinion, the heating system appears to be performing as intended. The heat exchanger is inaccessible, and cannot be fully examined with this limited and non-invasive inspection process. Due to the age/or current condition, recommend the sellers provide the buyers with the service and maintenance records, or the system is professionally inspected and serviced for carbon monoxide leakage, prior to the option period expiring.

Per current accepted trade practices, a sediment trap in the furnace gas line is recommended.

Heating systems have a typical life expectancy of 12 to 15 years depending on how the systems were maintained. The existing unit appears to be approaching or passed this age range. One cannot predict with certainty when replacement will become necessary.

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B. Cooling Equipment

Type of Systems: Central

Cooling system could not be operated due to outside air temperature being less than 60 degrees Fahrenheit at time of inspection. Operation at or below 60 degrees could cause damage to the unit.

Primary condensate line(s) termination: Not located

Secondary condensate line(s) termination: Over the overhead garage door

Comments:

A Payne 5-ton unit manufactured in April 2014.

The evaporative coil(s) were not inspected in the non-invasive limited visual inspection.

Due to the low ambient (outside) temperature at the time of inspection, *the cooling cycle was not tested for a temperature drop across the evaporative coil.* Recommend the sellers provide the buyers with the service and maintenance records for the system, or have the system serviced by a licensed professional prior to the option period expiring.

Recommend the installation of a float switch in the secondary drain pan.

The HVAC system utilizes a zoned system to provide requested heating and cooling to all parts of the house.

Recommend the seller provide information to the buyers on how to properly operate the zoned system.

The HVAC system utilizes R-22 refrigerant. This refrigerant is in the process of being phased out of service for HVAC systems. Due to this process the price of R-22 has dramatically increased in price. In the future, this refrigerant may not be available or too expensive to purchase. Since R-22 refrigerant is essential for proper operation of this system, complete replacement of the HVAC system may be the only option available.

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C. Duct Systems, Chases, and Vents

Types of ducting: Flex Ducting

Comments:

Some areas of the attic were not accessible or inspected. Access was limited due to an inadequate walkway, ductwork, deep insulation, structural members, air handler, and low clearances, etc. Not all area(s) of the attic were walked due to safety concerns. The entire duct work and its components have not been completely visually inspected.

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There are areas that were not visible, inaccessible, could not be seen, or were obstructed in some way. Every effort has been made to safely inspect as much of the duct work as thoroughly as possible, however, the possibility exists that there is additional damage that has not been detected or located.

Viewed from the mechanical access platform (upstairs location), from the master bedroom closet attic entrance, and crawled some of the garage attic.

Per current accepted trade practices, electrical wiring should not be present in the return air duct.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Northwest corner of front yard

Location of main water supply valve: Not located

Static water pressure reading: 60 PSI at the time of inspection

Water Source: Public Sewer Type: Public

Pressure reducing valve present: Could not determine



Loose faucet and hot water handle at the master bathroom tub. (yellow arrows)

The master bathroom shower faucet handle is not properly installed. (red arrow)

Comments:

Water pressure measured at the front right hose bib – 60 psi. Normal pressure range is 40-80 psi.

Exterior hose bibs do not have anti siphon protection.

The tub/shower in the master and upstairs hall bathrooms are in need of grout and caulk.

Visual inspection of the plumbing under the sinks was very limited due to storage.

Noted: Plumbing fixtures were operated for approx. 5 min each. It is beyond the scope of this limited visual inspection to determine the condition of concealed, under slab, or underground plumbing lines. Additional tests are available at a higher cost from a licensed professional to determine condition of concealed plumbing.

The toilets at the upstairs master bathroom and powder room are loose at the floor mounting.

The upstairs master bathroom shower pan was not tested for leakage in this non-destructive inspection.

The hot/cold water supply piping under the powder room bathroom sink is reversed.

Inoperable sink stoppers were noted at the master bathroom right sink, upstairs master bathroom sink, and the upstairs hall bathroom sinks.

A missing sink stopper was noted at the powder room.

A loose faucet handle was noted at the upstairs master bathroom shower.

A malfunctioning water diverter was noted at the upstairs hall bathroom tub/shower.

Noted a window in the tub/shower enclosure at the upstairs hall bathroom. This is a potential moisture intrusion point if the tile is not properly installed and if transition between the window and tile is not properly sealed.

Recommend properly insulating all exterior water supply lines and water softener lines.

Per current accepted trade practices, all exposed water supply lines at the water softener should be CPVC and not PVC.

B. Drains, Wastes, and Vents

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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Main drain location: Front flower bed

Comments:

The inspection of sewer lines, and/or other hidden plumbing components are not evaluated in this non-invasive inspection process. Client may want to consider additional testing based on the age, unknowns, or levels of assumed risk.

Noted tub/shower/floor repairs. It is beyond the scope of this inspection to determine if drain lines have been blocked with debris, grout, and setting glue. Recommend the drain lines are further evaluated by a licensed professional prior to the option period expiring.

C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50 Gallons

Expansion tank present: No

Temperature pressure relief valve termination: Not located

Comments:

An A.O. Smith 50 gallon unit manufactured in August 2012.

Water temperature measured 107° F. Water temperature above 110° F is considered a safety hazard.

In order to reduce the potential for water damage, it is suggested that a safety pan and drain line is installed below the water heater.

Noted the lack of a thermal expansion tank, expansion tanks are required when there is high water pressure, or when a pressure reducing valve or a back flow valve is installed. This may become a required item under certain repairs or other conditions. This is based on current plumbing codes and building standards.

Manufacturer's recommend the TPR valve should be inspected and replaced, if necessary, **at least once every two to four years** depending on local water conditions.

Per current accepted trade practices, flexible cords are permitted to be used for appliances to permit easy removal or replacement of the unit, but only if the appliance is listed to be cord and plug connected. Disposals, dishwashers and trash compactors are permitted to be connected with flexible cords. ***Water heaters are not listed to be cord and plug connected.***

D. Hydro-Massage Therapy Equipment



In this inspector's opinion, the hydro-massage therapy equipment performed as intended at the time of inspection.

Due to the garage storage, inspection of the access panel was not possible.

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

In this inspector's opinion, the dishwasher performed as intended at the time of inspection.

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B. Food Waste Disposers

Comments:

In this inspector's opinion, the disposer performed as intended at the time of inspection.

C. Range Hood and Exhaust Systems

Range Type: Electric

Comments:

In this inspector's opinion, the range exhaust fan performed as intended at the time of inspection.

Combo with microwave – recirculation type – 2 speeds

Per current accepted trade practices, a dedicated electrical circuit should be supplied for the range hood.

Per current accepted trade practices, there should be a 30" vertical clearance between the range/cooktop to combustibles.

An inoperable night light was noted.

D. Ranges, Cooktops, and Ovens

OVEN

Gas: tested at 350 degrees 0 Degrees variance

Comments:

In this inspector's opinion, the gas oven performed as intended at the time of inspection.

There is no anti tip device on the gas range.

An inoperable front left gas burner was noted.

E. Microwave Ovens

Comments:

In this inspector's opinion, the microwave performed as intended at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

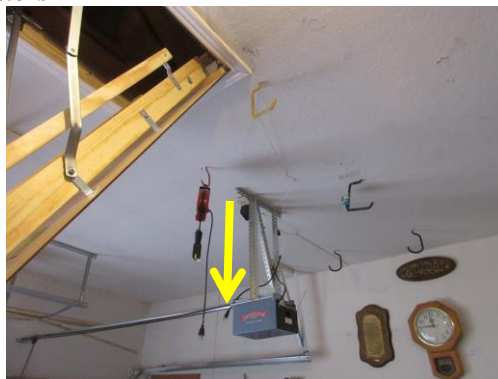
Comments:

In this inspector's opinion, the mechanical exhaust fans performed as intended at the time of inspection.

Could not verify if the exhaust fans exit to the exterior.

The powder room exhaust fan is loose at the ceiling.

G. Garage Door Operators



The northeast garage door opener was not energized at the time of inspection.

Comments:

The manual lock feature on the northwest garage door should be disabled when using a garage door opener.

Due to potential door damage, the auto reverse safety feature was not tested. Buyer may want to consider additional inspections based on current condition, age, unknowns, levels of assumed risk, or from a licensed professional prior to the option period expiring. (northwest unit)

Electronic sensors for the openers were not installed at the garage doors at the time of the inspection.

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H. Dryer Exhaust Systems
Comments:

I. Other
Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Back flow preventer present: No
Zones labeled: No
Operation manual present: No



Malfunctioning sprinkler heads at zone #1 and zone #4

Comments:

A Hunter Proc C System

Zone #1: Front yard – 12 spray heads. 1 head inoperable

Zone #2: Front flower bed – 5 spray heads and northeast flower beds – 1 spray heads

Zone #3: East front yard – 7 spray heads and east back yard – 6 spray heads

Zone #4: Back yard – 5 rotors, see photo above

Recommend all exposed water supply lines are properly buried/covered.

A missing rain sensor was noted.

There appears to be no backflow preventer for the sprinkler system. Prior to the option period expiring, recommend the buyer seek additional information from the seller regarding if this component was installed by a licensed professional. This device prevents water which has entered the sprinkler system not to siphon back to the potable water system in the event of a pressure drop. This may become a required item under certain repairs or other conditions. This is based on current plumbing codes and building standards.

It is recommended the buyer speak with the seller of the house for a copy of the original design plans to determine how many spray heads or rotors were originally designed for each zone.

A majority of the spray heads and rotors need adjustment for proper operation and water conservation (not spraying on the structure, fence, or water running down the street or flatwork).

Recommend the entire sprinkler system is serviced by a licensed professional prior to the option period expiring.

It is recommended that the buyer speak with the seller of the house to provide a complete operating manual and operating instructions on the operation of the sprinkler system.

C. Outbuildings

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The back yard storage shed and all related components were not inspected.

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- The NFPA (National Fire Protection Association) and most manufacturers recommend that any alarm over 10 years old should be replaced.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- Check that fire extinguishers) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.
- Examine and test all GFCI receptacle(s) or breaker(s) for proper operation.
- Test ARC fault circuit breakers in the sub panel for safety reasons.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.

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- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.
- Examine and clean the dryer vent tube.
- Clean refrigerator coils.

Prevention Is the Best Approach

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

ADDENDUM: CARBON MONOXIDE INFORMATION

What is carbon monoxide (CO) and how is it produced in the home?

CO is a colorless, odorless, toxic gas. It is produced by the incomplete combustion of solid, liquid and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances are not installed, maintained, and used properly, CO may accumulate to dangerous levels.

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What are the symptoms of CO poisoning and why are these symptoms particularly dangerous?

Breathing CO causes symptoms such as headaches, dizziness, and weakness in healthy people. CO also causes sleepiness, nausea, vomiting, confusion and disorientation. At very high levels, it causes loss of consciousness and death.

This is particularly dangerous because CO effects often are not recognized. CO is odorless and some of the symptoms of CO poisoning are similar to the flu or other common illnesses.

Are some people more affected by exposure to CO than others?

CO exposures especially affect unborn babies, infants, and people with anemia or a history of heart disease. Breathing low levels of the chemical can cause fatigue and increase chest pain in people with chronic heart disease.

How many people die from CO poisoning each year?

In 2010, the most recent year for which statistics are available, there were about 220 deaths from CO poisoning associated with gas-fired appliances, about 30 CO deaths associated with solid-fueled appliances (including charcoal grills), and about 45 CO deaths associated with liquid-fueled heaters.

How many people are poisoned from CO each year?

Nearly 5,000 people in the United States are treated in hospital emergency rooms for CO poisoning; this number is believed to be an underestimate because many people with CO symptoms mistake the symptoms for the flu or are misdiagnosed and never get treated.

How can production of dangerous levels of CO be prevented?

Dangerous levels of CO can be prevented by proper appliance maintenance, installation, and use:

Maintenance:

- A qualified service technician should check your home's central and room heating appliances (including water heaters and gas dryers) annually. The technician should look at the electrical and mechanical components of appliances, such as thermostat controls and automatic safety devices.
- Chimneys and flues should be checked for blockages, corrosion, and loose connections.
- Individual appliances should be serviced regularly. Kerosene and gas space heaters (vented and unvented) should be cleaned and inspected to insure proper operation.
- CPSC recommends finding a reputable service company in the phone book or asking your utility company to suggest a qualified service technician.

Installation:

- Proper installation is critical to the safe operation of combustion appliances. All new appliances have installation instructions that should be followed exactly. Local building codes should be followed as well.
- Vented appliances should be vented properly, according to manufacturer's instructions.
- Adequate combustion air should be provided to assure complete combustion.
- All combustion appliances should be installed by professionals.

Appliance Use:

Follow manufacturer's directions for safe operation.

- Make sure the room where an unvented gas or kerosene space heater is used is well ventilated; doors leading to another room should be open to insure proper ventilation.
- Never use an unvented combustion heater overnight or in a room where you are sleeping.

Are there signs that might indicate improper appliance operation?

Yes, these are:

- Decreasing hot water supply
- Furnace unable to heat house or runs constantly
- Sooting, especially on appliances

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- Unfamiliar or burning odor
- Increased condensation inside windows

Are there visible signs that might indicate a CO problem?

Yes, these are:

- Improper connections on vents and chimneys
- Visible rust or stains on vents and chimneys
- An appliance that makes unusual sounds or emits an unusual smell
- An appliance that keeps shutting off (Many new appliances have safety components attached that prevent operation if an unsafe condition exists. If an appliance stops operating, it may be because a safety device is preventing a dangerous condition. Therefore, don't try to operate an appliance that keeps shutting off; call a service person instead.)

Are there other ways to prevent CO poisoning?

Yes, these are:

- Never use a range or oven to heat the living areas of the home
- Never use a charcoal grill or hibachi in the home
- Never keep a car running in an attached garage

Can Carbon Monoxide be detected?

Yes, carbon monoxide can be detected with CO detectors that meet the requirements of Underwriters Laboratories (UL) standard 2034.

Since the toxic effect of CO is dependent upon both CO concentration and length of exposure, long-term exposure to a low concentration can produce effects similar to short term exposure to a high concentration.

Detectors should measure both high CO concentrations over short periods of time and low CO concentrations over long periods of time - the effects of CO can be cumulative over time. The detectors also sound an alarm before the level of CO in a person's blood would become crippling. CO detectors that meet the UL 2034 standard currently cost between \$35 and \$80.

Where the detector should be installed?

CO gases distribute evenly and fairly quickly throughout the house; therefore, a CO detector should be installed on the wall or ceiling in sleeping area/s but outside individual bedrooms to alert occupants who are sleeping.

Aren't there safety devices already on some appliances? And if so, why is a CO detector needed?

Vent safety shutoff systems have been required on furnaces and vented heaters since the late 1980s. They protect against blocked or disconnected vents or chimneys. Oxygen depletion sensors (ODS) have also been installed on unvented gas space heaters since the 1980s. ODS protect against the production of CO caused by insufficient oxygen for proper combustion. These devices (ODS and vent safety shutoff systems) are not a substitute for regular professional servicing, and many older, potentially CO-producing appliances may not have such devices. Therefore, a CO detector is still important in any home as another line of defense.

Are there other CO detectors that are less expensive?

There are inexpensive cardboard or plastic detectors that change color and do not sound an alarm and have a limited useful life. They require the occupant to look at the device to determine if CO is present. CO concentrations can build up rapidly while occupants are asleep, and these devices would not sound an alarm to wake them.

Smoke Detectors

Install smoke alarms on every level of your home, including the basement, making sure that there is an alarm outside every separate sleeping area. New homes are required to have a smoke alarm in every sleeping room and all smoke alarms must be interconnected.

Hard-wired smoke alarms operate on your household electrical current. They can be interconnected so that every alarm sounds regardless of the fire's location. This is an advantage in early warning, because it gives occupants extra time to escape if they are in

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one part of the home and a fire breaks out in another part. Alarms that are hard-wired should have battery backups in case of a power outage, and should be installed by a qualified electrician.

If you sleep with bedroom doors closed, have a qualified electrician install interconnected smoke alarms in each room so that when one alarm sounds, they all sound.

If you, or someone in your home is deaf or hard of hearing, consider installing an alarm that combines flashing lights, vibration and/or sound.

Mount smoke alarms high on walls or ceilings (remember, smoke rises).

Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm).

If you have ceilings that are pitched, install the alarm near the ceiling's highest point.

Don't install smoke alarms near windows, doors, or ducts where drafts might interfere with their operation.

Never paint smoke alarms. Paint, stickers, or other decorations could keep the alarms from working.

For additional information, write to the U.S. Consumer Product Safety Commission, Washington, D.C., 20207, call the toll-free hotline at 1-800-638-2772, or visit the website <http://www.cpsc.gov>