

Customer: John Q. Sample

Property Address: 1234 Ryland Downs, San Antonio, Texas 78250



13318 Poseidon  
Universal City, Texas 78148  
210-415-4219

***“You deserve to know your home”***

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## PROPERTY INSPECTION REPORT

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**Prepared For:** John Q. Sample  
(Name of Client)

**Concerning:** 1234 Ryland Downs, San Antonio, Texas 78250  
(Address or Other Identification of Inspected Property)

**By:** Perry Zelner #7019 March 25, 2020  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### 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](http://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                       51° 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

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**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.**

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**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

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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.

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](http://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](http://www.wateryourfoundation.com) with information and detailed instructions on how to water your foundation.

**B. Grading and Drainage**

*Comments:*

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

The front yard slopes toward the house. Monitoring is needed at the front side of the house to make the sure the grading and drainage is promoting the proper movement of storm water from the front of the house to the rear of the house.

Noted retaining walls at the north and south sides of the structure. Verification of the design, construction, structural integrity, and construction permit is an engineering consideration beyond the scope of this inspection. Recommend the buyer seek additional information from the seller or seller's disclosure regarding this component or from a licensed professional prior to the option period expiring.

**C. Roof Covering Materials**

*Types of Roof Covering:* Tile

*Viewed From:* Binoculars and from inside the structure

*Comments:*

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Due to the material on the roof (tile) visual inspection of the roof is limited 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." Our 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. Client may want to consider additional inspection(s) based on the age, unknowns, and or levels of assumed risk. Recommend the buyer request from the seller all documents regarding installation and warranty.

Visual inspection of the south, east, and west slopes of the roofing system was very limited due to limited viewing distance, heavy tree overhang and not fully inspected. Due to this condition, recommend the roofing system is further evaluated by a licensed professional prior to the option period expiring.

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:* Entered Attic Area

*Approximate Average Depth of Insulation:* 10 to 12 inches

*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(s), hot water heater(s), and low clearances, etc. Not all area(s) of the attics were walked due to safety concerns. Viewed from the mechanical access platforms (upper location) and walked some of the upstairs east and west attic.

Per current accepted trade practices, recommend fire rated walls and ceilings are installed in the upstairs east and west attic to provide a proper fire rating.

**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 pantry.

Inspection of interior walls was limited due to appliances, paneling, and faux finish.

**EXTERIOR WALLS**

**Type(s):** Wood Stucco



Patching was noted at the rear of the structure. Recommend the buyer seeks additional information from the seller regarding the purpose of the patching.

*Comments:*



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This inspection does not attempt to determine the type of stucco system installed, if the stucco was installed properly, or determine if there is any moisture behind the stucco. The hard coat system (stucco) does not appear to have been installed per current building practices and standards for proper moisture drainage including a proper foundation weep screed. A thorough assessment of the stucco is beyond the scope of this inspection. If additional information is requested, it is recommended a certified stucco specialist or a representative from the Exterior Design Institute is consulted.

Recommend all of the exterior windows and cracks at the hard coat system are properly sealed.

Recommend the sprinkler heads around the perimeter of the structure are not spraying water directly on the hard coat system (stucco).

Cracks were observed in the exterior stucco walls of the structure. This implies that some structural movement of the structure has occurred, as is typical of most structures.

Visual inspection of all exterior walls was very limited due to heavy foliage.

Could not verify head flashing over exterior window(s) that have direct exposure to the weather.

In this inspector's opinion, 'effective wall flashing(s) cannot be fully verified in this non-invasive inspection process.'

**F. Ceilings and Floors**

*Comments:*

Patching was noted at master bathroom area.

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.

The utility room appears to have a sub-surface drain system. This type of drain system should assist in diverting water leaks to the exterior. The system was not tested, and its overall effectiveness was not determined. Underground drainage systems can become obstructed at any time without prior symptoms. Regular maintenance of the underground system is recommended to ensure proper movement of any water leak. Recommend the buyer seeks additional information from the seller regarding the termination location of the drainage system.

Improper tile (slippery when wet) is installed at the upper rear balcony. This type of tile is a safety hazard when damp or wet. Recommend non slip tile for exterior use.

Damaged floor trim was noted at the downstairs family room.

Inspection of interior floors was very limited due to appliances.

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

**INTERIOR DOORS**

*Comments:*

**EXTERIOR DOORS**

*Comments:*

For improved security, the garage exterior door and upstairs balcony doors should have NRP (non-removable pin) type hinges installed.

Per current accepted trade practices, a self-closing device is required at the garage man door.

**GARAGE DOOR(S) Type of Door(s):** Fiberglass

*Comments:*

Garage door damage was noted at each door.

A missing exterior handle and locking mechanism was noted at the overhead garage doors.

**H. Windows**

*Comments:*

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

*Comments:*

See porches, decks, balconies, and carports section of the report

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J. Fireplaces and Chimneys

Type of Fireplace: Factory



Fogged glass at the Heatilator

*Comments:*

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.

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

Direct vent fireplace clearances can vary depending on the manufacturer. Recommend the buyer seeks additional information from the seller or manufacturer on the clearances of the unit to operable windows, clearance from the exterior vent from the concrete floor, and clearance from the exterior vent to the soffit area.

FYI: The glass on some units can reach temperatures in excessive of 300-400 degrees. Pets and small children must be kept away from the surface at all times during operation. Do not store FLAMMABLE PRODUCTS NEAR THE UNIT DURING OPERATIONS.

Recommend some type of screen is placed in front of the glass front.

**Direct vent fireplace heaters** are a closed (sealed) system. The manufacturer requirements on proper installation and/or operational procedures are not a part of this limited inspection process. The logs may be lit to confirm gas operations to the unit. Extended testing is not provided.

**Noted the smell of natural gas when the Heatilator was energized. Recommend this condition is further evaluated by a licensed professional prior to the option period expiring.**

K. Porches, Balconies, Decks, and Carports



Per current accepted trade practices, recommend guard railings at the rear porch area for proper safety.

Per current accepted trade practices, a hand rail should be added to the exterior rear steps. Hand rails should be provided when an elevation change of 4 or more risers occur.

*Comments:*

Per current accepted trade practices, the minimum size of a deck ledger board is 2x8.

The construction of the rear deck does not meet current accepted trade practices for 4 x 4 post support. This condition is prone to rot and insect activity.



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Portions of the rear deck appear to have been built at grade level. This condition is prone to rot and insect activity.

The construction of the rear deck does not meet current accepted trade practices for proper fastener attachment and column support.

Per current accepted trade practices, joist hangers are recommended for proper deck attachment to the structure. The proper design and construction of decks, stairs, and guardrails are not fully inspected in this non-invasive visual inspection. Additional inspections are available at a higher cost to calculate the spans, determine loads, and to fully review the type and size of fasteners and posts used to construct the components.

L. Other

Comments:

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 intercom/radio 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).

The refrigerators are considered specialized components, and are 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).

The projection television and related components are 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).

The speaker systems are considered specialized components, and are not a part of this inspection process for proper operation and installation. The clients are urged to review the current condition and operation of this component with the property owner(s).

The wine refrigerator 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).

The camera 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 component with the property owner(s).

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Service panel Type of wire: Aluminum  
Location: West exterior wall



The wire size that serves the 40 amp breaker in main service panel #2 appears to be incorrect. This should be furthered evaluated by a licensed professional prior to the option period expiring.

Main service panel #1 and #2.

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Sub Panel Type of wire: Copper

Location: Garage

Comments:

The data plate for the master bedroom Carrier condensing unit states that a maximum 25 amp breaker should be used. Main electrical service panel #1 has a 60 amp breaker in use. Recommend properly sizing the breaker per the manufacturer's data plate prior to the option period expiring.

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

The main service panels should be properly labeled.

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 condensers and the A/C disconnects. (west condensers)

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.

The arc fault circuit breakers in the sub panel were manufactured by Square D. These breakers have had recalls in the past. It is beyond the scope of this inspection to determine if the breakers are functioning properly. Recommend the buyer seek additional information from the builder, the local jurisdiction, or a licensed professional prior to the option period expiring to determine any necessary repairs or corrective action.

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

Type of Wiring: Copper

**GROUND FAULT CIRCUIT INTERRUPT (GFCI) SAFETY PROTECTION**

Kitchen: Yes	Bathrooms: No
Exterior: No	Garage: No
A/C unit: Yes	Laundry Room: Yes
Wet Bar: Yes	Pool/Spa: Yes



Damaged GFCI protected receptacle located at the main service panels.



Per current accepted trade practices, all exterior receptacle should be GFCI protected.



Due to excessive height, various exterior receptacles were not tested and not confirmed for GFCI protection.

Comments:

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

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

Inspection of receptacles was limited due to appliances.

Several of the exterior soffit light fixtures did not function. The owner should be contacted about their function and the circuit investigated if necessary.

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

Receptacle(s) located at the master bathroom, exterior, 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.

Smoke detectors attached to the security system were not tested.

There is a switch in the downstairs family room whose function could not be determined. The owner should be contacted about the function and the circuit investigated if necessary.

Per current accepted trade practices, recommend the master bathroom shower ceiling light fixtures (2) should be a sealed light fixture.

A missing bubble cover was noted at the swimming pool equipment.

Exterior lighting systems are considered specialized, and are not a part of this inspection process. The clients are urged to review the current condition of this system with the property owner(s).

A missing receptacle cover plated was noted at a garage cabinet.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Type of Systems:* Central

*Energy Sources:* Gas

Carbon monoxide testers in use: No

*Comments:*

Carbon monoxide testing with a passive EX-TECH meter model #CO10 measured 0 parts per million.

In this inspector's opinion, the heating systems appear to be performing as intended. The heat exchangers are 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 systems are 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 lines is recommended.

A Carrier unit manufactured in April 2007. (East attic unit)

A Carrier unit manufactured in April 2007. (Upper attic vertical unit)

A Carrier unit manufactured in March 2007. (Upper attic horizontal unit)

#### B. Cooling Equipment

*Type of Systems:* Central

Primary condensate line(s) termination: Under the master bathroom left sink, under the upstairs game room bathroom sink, and under the upstairs bedroom bathroom sink

Secondary condensate line(s) termination: Rear porch ceiling

*Comments:*

A Carrier 2½-ton condenser manufactured in August 2007. (Upstairs unit)

A Carrier 4-ton condenser manufactured in October 2007. (Downstairs unit)

A Carrier 2-ton condenser manufactured in May 2007. (Master unit)

Coil: A Carrier unit manufactured in September 2009. (East attic unit)

Coil: A Carrier unit manufactured in April 2007. (Upper attic vertical unit)

Coil: A Carrier unit manufactured in April 2007. (Upper attic horizontal unit)

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

Recommend the installation of a float switch in the secondary drain pan. (the upper attic units)

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In this inspector's opinion, the A/C systems appear to be performing as intended. Systems were energized for a short period of time. At this time of the year, it is not possible to create a load on the HVAC systems that would be present in the summer. Recommend the sellers provide the buyers with the service and maintenance records for the systems, or have the systems serviced by a licensed professional prior to the option period expiring.

**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(s), hot water heater(s), 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. 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 platforms (upper hall location) and walked some of the upstairs east and west attic.

#### **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:* Northwest corner of the front yard

Static water pressure reading: 50 PSI at the time of inspection

Water Source: Public      Sewer Type: Private

Pressure reducing valve present: Yes



Due to the possibility of the clothes washer hose bibs not shutting off, the hose bibs were not tested for functional water flow.

*Comments:*

Water pressure measured at the front hose bib – 50 psi. Normal pressure range is 40-80 psi.

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.

An inoperable sink stopper was noted at the master bathroom right sink.

The hot and cold water supply is reversed at the upstairs wet bar.

Safety glass etchings were not observed on the left glass door within the shower enclosure in the master bathroom.

Recommend the back flow preventer is properly insulated.

Pipe 'singing' was noted at the upstairs bathroom tub/shower.

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

I	NI	NP	D
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**B. Drains, Wastes, and Vents**

**Main drain location:** Not located

*Comments:*

No clean out for the main drain was found. Clean outs are useful when attempting to remove obstructions within the drainage piping.

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.

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* Two 50 gallon units

Expansion tank present: Yes

Temperature pressure relief valve termination: West exterior, east unit not located

*Comments:*

An A.O. Smith 50 gallon unit manufactured in June 2007. (West attic unit)

A Bradford White 50 gallon unit manufactured in August 2015. (East attic unit)

Water temperature measured 100° F. Water temperature above 110° F is considered a safety hazard.

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.

The TPR valves were not tested.

Water heaters have a typical life expectancy of 7 to 12 years. The A.O. Smith unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.

**D. Hydro-Massage Therapy Equipment**



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

*Comments:*

The pump(s) were very slow to start. However, after attempting to energize the system numerous times the pumps finally started. Due to this condition, recommend the system is service by a licensed professional prior to the option period expiring.

**E. Other**

*Comments:*

## V. APPLIANCES

**A. Dishwashers**

*Comments:*

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

The dishwasher leaks.

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I	NI	NP	D
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**B. Food Waste Disposers**



Leak noted at the connection of the sink and disposer.

*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.  
4 speeds

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

**OVEN**

Electric: tested at 350 degrees 0 Degrees variance

Electric: tested at 350 degrees 0 Degrees variance

*Comments:*

In this inspector's opinion, the electric ovens and gas cooktop performed as intended at the time of inspection.

**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.

**G. Garage Door Operators**

*Comments:*

Due to potential door damage, the auto reverse safety features were 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.

**H. Dryer Exhaust Systems**

*Comments:*

**I. Other**

*Comments:*



I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

**Back flow preventer present:** Yes

**Zones labeled:** No

**Operation manual present:** No

**Rain Sensor installed:** No



Leak at zone #7 drip system.

Recommend the back flow preventer is properly insulated.

*Comments:*

A Hunter ICC System

Zone #1: Front yard – 8 spray heads

Zone #2: Front yard – 5 spray heads

Zone #3: Northeast front yard – 12 spray heads

Zone #4: Northeast front yard – 7 spray heads

Zone #5: East front yard – 10 spray heads

Zone #6: Back yard – 9 spray heads

Zone #7: Front flower bed – Drip system, see photo above with yellow arrow

Zone #8: Inoperative

Zone #9: Inoperative

Zone #10: Inoperative

Zone #11: Inoperative

Zone #12: Inoperative

Zone #13: Inoperative

Zone #14: Inoperative

Zone #15: Inoperative

Zone #16: Inoperative

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.

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

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

Recommend the seller identifies each area the drip system serves.

Grass growing over spray heads was noted at multiple locations. This condition will not allow the spray head to properly “pop up” for proper watering. Recommend the sprinkler system is serviced by a licensed professional prior to the option period expiring.

Recommend the sprinkler heads around the perimeter of the structure are not spraying water directly on the hard coat system (stucco).

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

**BODY TYPE:** Below Ground    Plaster/Gunite

Notice: Pool and spa bodies are beyond the scope of this inspection. The information regarding the type of pool/spa is given as a courtesy only.

- HEATER:** Gas
- FILTER:** Sand Filter  
**Notice: (Backflush mechanisms are not tested on any filter system)**
- PUMPS:** Pumps Installed: Circulation      Pool Sweep
- BLOWERS:** Air bubbler
- ELECTRICAL:** Breaker location: At Equipment
- GENERAL:** Fencing enclosing pool/spa: No  
Self-closing/latching gates/doors: No  
Fence type allows for climbing: Yes  
Doors/windows from house to pool are not safety protected: No  
Coping appears serviceable: Yes  
Surrounding deck/concrete appears serviceable: Yes  
Recommend complete evaluation/service of equipment: Yes



Leaks noted at the pool supply line.

**Comments:**

For increased safety, an audible alarm should be attached to all doors or openings that lead to the pool and spa area.  
Per current accepted trade practices any metal within 5 feet of the swimming pool and spa should be bonded with a #8 copper wire.  
Per current accepted trade practices the barrier that surrounds the pool and spa, may not be an adequate deterrent to keep children from entering the pool area.  
For increased safety the latching device on the gates should be a minimum of 54 inches from the ground and be self-closing. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism should be located on the pool side of the gate at least 3 inches below the top of the gate, and the gate and barrier should have no opening greater than 1/2 inch with 18 inches of the release mechanism.  
For increased safety the surrounding barrier should be a minimum of 48 inches high, non-climbable, openings in the barrier less than 4 inches wide, and have self-closing gates that swing away from the pool and spa.  
Inspection of underwater drains is outside the scope of this limited inspection process and should be further evaluated by a licensed professional prior to closing.  
A missing body bonding wire was noted at the Hayward pump.  
For increased safety recommend retrofitting the old main drain covers with an anti-entrapment main drain covers.  
Per current accepted trade practices, the swimming pool pumps should be protected using a GFCI breaker(s).  
It is recommended the buyer seek additional information from the seller regarding the operation and understanding of the specialized components of the pool equipment and attached spa.  
An inoperative spa light was noted. Unable to determine if spa light is GFCI protected.  
Recommend the pool, spa, and all related equipment are further evaluated by a licensed pool company.  
Due to the current condition of the heater (rust, debris, etc. in the unit), the unit was not energized at the time of inspection.

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The heat exchanger for the pool heater 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 prior to the option period expiring.

Recommend all PVC pipe is painted.

Recommend the home owner have MSDS sheets for all chemicals used for the pool and spa.

Unable to verify proper electrical bonding on the swimming pool and spa.

Per current accepted trade practices, the back flush system for the pool should discharge to a proper sanitary system.

Per current accepted trade practices, evaporation covers is recommended.

Recommend all valves are properly labeled.

Water/chemical analysis was not completed in this non-invasive limited inspection.

Improper chemically balanced water can possibly have adverse effects in the disinfection process on pool system components and on the pool plaster/gunite.

Determining if the pool deck is level is outside the scope of this inspection.

Recommend the old pump is disconnected from the system.

Recommend the buyer seek additional information from the seller regarding, manual(s), service and maintenance records, and chemical storage and use.

In this inspector's opinion, the pool systems appear to be performing as intended. Systems were energized for a short period of time.

Recommend the sellers provide the buyers with the service and maintenance records for the systems, or have the systems serviced by a licensed professional prior to the option period expiring.

Clogged skimmers with leaves were noted.

It appears the LED readout on the heater is not functioning.

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

*Comments:*

The anaerobic septic system 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

Report Identification: John Q. Sample

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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>**