

Customer: Joe Sample

Property Address: 1234 Sample Avenue, San Antonio, Texas 78260



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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 Avenue, San Antonio, Texas 78260
(Address or Other Identification of Inspected Property)

By: Perry Zelner #7019 March 31, 2015
(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 68° Outside Temp
- Utilities On: Yes No Water No Electricity No Gas

**FOR THE PURPOSE OF THIS REPORT, IT IS ASSUMED THE HOME IS FACING WEST
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’.

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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 exterior walls. 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.

Recommend the implementation of a water maintenance program (soaker hose) around the perimeter of the house to be used in conjunction with a timer.

Garage and driveway settlement was noted.

A truncated corner (non-structural) is present at the southwest corner of the structure. Truncated corners are caused by inadequate rebar support at the foundation corners.

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

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.

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

Due to the creek behind the property, the inspected property is in a potential flood zone. Recommend the buyer seek additional information from the seller or seller's disclosure regarding this condition or from a licensed professional prior to the option period expiring. Buyer may want to consider additional inspections or consultation based on the location of the property and or levels of assumed risk.

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

C. Roof Covering Materials

Types of Roof Covering: Composition

Viewed From: Roof Level

Recommend a certified roofing contractor is consulted: Yes



Damaged shingle(s) were noted.

Comments:

In this inspector's opinion, visual inspection of the sloped roof was limited due to the "pitch and wet shingles". Walked the roof where pitch and safety allowed safe access. Not all area(s) of the roof were walked due to safety concerns. 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. Client may want to consider additional inspection(s) based on the age and or levels of assumed risk. Recommend the buyer request from the seller all documents regarding installation and warranty.

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, drip edge flashing(s) is recommended to protect fascia trim board(s).

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

In this inspector's opinion, no shingles were lifted to view nailing pattern during the inspection for fear of damage to the shingles.

Shingles may conceal damage that cannot be detected when wet.

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

A roof has a typical life expectancy of 15 to 20 years depending on the type of shingles originally installed. Based on the age of the structure, the existing roof is approaching this age range. One cannot predict with certainty when replacement will become necessary. Buyer may want to consider additional roof inspections based on the age, unknowns, and or levels of assumed risk.

The roofing system is showing signs of wear. Client may want to consider additional inspection(s) based on the age and or levels of assumed risk. Recommend complete roofing system evaluation by 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.'

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D. Roof Structures and Attics

Viewed From: Entered Attic Area

Approximate Average Depth of Insulation: 10 to 14 inches

Comments:

The garage 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.

Recommend trimming the garage attic stairway legs to the appropriate angle so that both feet rest properly on the concrete floor.

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, hot water heater, and low clearances, etc. Not all area(s) of the attic were walked due to safety concerns. Viewed from the mechanical access platforms. Vermin activity was noted.

E. Walls (Interior and Exterior)

Comments:

Inspection of interior walls was limited due to furniture, appliances, faux painting, wall paper, and stored items.

Visual inspection of the interior closets was limited due to clothing and storage.

EXTERIOR WALLS

Type(s): Brick Cement Board Wood



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.

Comments:

Some of the exterior trim is in need of sealing.

Expansion joint(s) located at north side of the structure needs to be sealed to prevent moisture penetration.

Visual inspection of west and east exterior walls was very limited due to heavy foliage.

Some of the exterior windows are in need of sealant.

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

F. Ceilings and Floors

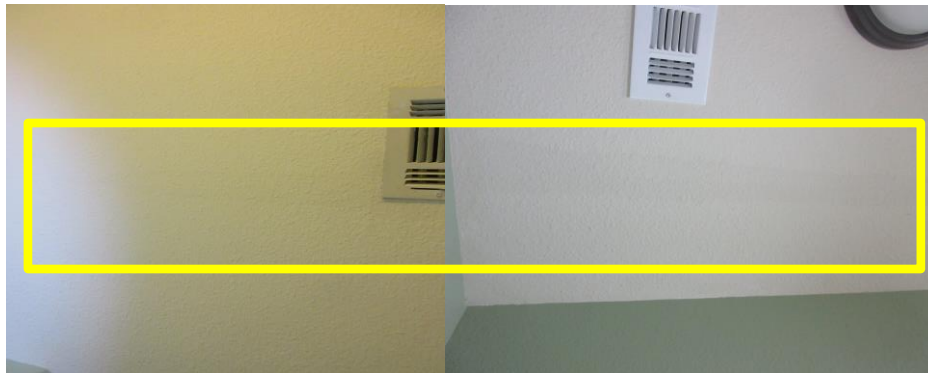
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Water staining was noted in but may not be limited to the southeast bathroom. Buyer may want to consider additional inspections based on the age, unknown(s), levels of assumed risk, or by a licensed professional prior to the option period expiring.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

Comments:

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.

G. Doors (Interior and Exterior)

INTERIOR DOORS

Comments:

EXTERIOR DOORS

Comments:

For improved security, the rear exterior door 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:

H. Windows

Comments:

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

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Per current accepted trade practices, a proper sized handrail (1 1/4" X 2 5/8") should be added to the existing hand rail.
 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.
 Portions of the rear deck appear to have been built at grade level. This condition is prone to rot and insect activity.

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I NI NP D

Due to a lack of accessibility and visual exposure, inspection of the deck structural members and foundation was very limited.

Due to a lack of accessibility and visual exposure visual inspection of the deck for proper attachment to the main house was not possible.

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

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:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

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

Sub Panel Type of wire: Copper Aluminum
Location: Garage

Comments:

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

Per current accepted trade practices, the minimum working clearance for a sub panel is 30 inches wide by 36 inches deep.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

GROUND FAULT CIRCUIT INTERRUPT (GFCI) SAFETY PROTECTION

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

Bathrooms: Yes
Garage: No
Laundry Room: No

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Per current accepted trade practices, electrical wiring in a junction box should have a proper cover. (attic)

Comments:

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 utility room next to the garage man door.

Inspection of receptacles was limited due to furniture and storage.

Missing ceiling light fixture covers were noted at the attic.

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

Receptacles located at the laundry room, exterior soffit, 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.

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 attics.

An inoperative smoke detector was noted at the southeast bedroom.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Heat Pump

Energy Sources: Electric

Carbon monoxide testers in use: No



The 30 amp breaker in the air handler electrical disconnect service box was not energized at the time of inspection. Testing of the emergency heat cycle indicated different temperatures in various interior locations. This breaker appears to be serving the emergency heat cycle. Recommend the non energized breaker and the emergency heating system is further evaluated by a licensed professional prior to the option period expiring. (see writing on the electrical panel disconnect box, red arrow)

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Due to the high ambient (outside) temperature at the time of inspection, the heat pump unit was not energized in the heat pump mode, but the emergency heat cycle was energized for a very short period of time. In this inspector's opinion, the emergency heat cycle system did not appear to be performing as intended. Due to the age, current condition, unknowns, or levels of assumed risk, recommend the sellers provide the buyers with the service and maintenance records or have the unit serviced prior to the option period expiring.

A Bryant unit manufactured December 2001.

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

B. Cooling Equipment

Type of Systems: Central

Primary condensate line(s) termination: Under the southeast bathroom sink

Secondary condensate line(s) termination: Rear porch ceiling.



Rust was noted in the secondary drain pan. This is an indication of a lack of service and maintenance. Recommend a licensed professional inspect the secondary drain pan for integrity.

Comments:

A Carrier 5-ton condenser manufactured in April 2001.

In this inspector's opinion, the A/C system appears 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 system, or have the system serviced by a licensed professional prior to the option period expiring.

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

Damaged insulation on the refrigerant lines located at the exterior condenser was noted.

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

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.

A/C systems have a typical life expectancy of 12 to 15 years depending on how the systems were maintained. The Carrier unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.

Exterior condenser fin damage was noted.

Exterior condenser is out of level.

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, hot water heater, and low clearances, etc. Not all area(s) of the attic were walked due to safety concerns.

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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.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Southwest corner of front yard

Location of main water supply valve: Southwest corner of the front yard

Static water pressure reading: 104 PSI at the time of inspection

Water Source: Public Sewer Type: Private

Pressure reducing valve present: Yes



Water pressure over 80 psi. can cause internal fixture damage. Recommend the adjustment/replacement of the pressure reducing valve by a licensed professional prior to the option period expiring.

Comments:

Water pressure measured at the front right hose bib – 104 psi. Normal pressure range is 40-80 psi.

Exterior hose bibs do not have anti siphon protection.

Visual inspection of the plumbing under the sinks was 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 master bathroom shower pan was not tested for leakage in this non-destructive inspection.

The hot/cold water supply piping under the sink at multiple locations shows evidence of corrosion.

Inspection of the clothes washer plumbing components, electrical components, and dryer vent was not possible due to the clothes washer and dryer floor pedestals.

Recommend all exterior water supply lines are properly insulated.

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.

Noted 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.

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C. **Water Heating Equipment**

Energy Sources: Electric

Capacity: Two 50 gallon units

Expansion tanks present: Yes

Temperature pressure relief valve termination: North exterior wall and front flower bed area



Damaged water heater discharge tube.

Comments:

A Rheem 50 gallon unit manufactured in January 2002.

A Bradford White 50 gallon unit manufactured in December 2013.

Water temperature measured 115° F. Water temperature above 110° F is considered a safety hazard.

The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition and should be monitored. (Master bathroom unit)

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. (Master bathroom unit)

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.***

Water heaters have a typical life expectancy of 7 to 12 years. The Rheem unit has passed this age range. One cannot predict with certainty when replacement will become necessary.

In order to reduce the potential for water damage, it is recommended a discharge line is installed in the secondary drain pan and that line should terminate at the outside. (Bradford White unit)

Per current accepted trade practices the hot water heater in the attic **should** have a vacuum relief valve which protects the water heater from siphoning dry if the water is turned off or if pressure is lost. The vacuum relief valve prevents a dry fire of the water heater. (Rheem unit)

D. **Hydro-Massage Therapy Equipment**



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

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Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

In this inspector's opinion, the dishwasher performed as intended at the time of inspection. There is no anti-siphon loop on the dishwasher drain line.

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, there should be a 30" vertical clearance between the range/cooktop to combustibles.

D. Ranges, Cooktops, and Ovens

OVEN

Electric: tested at 350 degrees 25 Degrees variance

Comments:

In this inspector's opinion, the electric cooktop performed as intended at the time of inspection. The thermostat for the electric oven was found to be inaccurate and should be recalibrated. The temperature tested 375 degrees when the control thermostat was set at 350 degrees.

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:

The manual lock feature on the 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.

H. Dryer Exhaust Systems

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Per current accepted trade practices, an approved exterior dryer vent cover with a damper is recommended.

Comments:

Recommend the dryer vent tube is cleaned.

Per current accepted trade practices, smooth wall metal pipe is recommended for the dryer vent.

Per current accepted trade practices, PVC is not an approved material for the dryer vent.

Per current accepted trade practices the minimum nominal size of the dryer exhaust duct is 4".

I. Other

Comments:

VI. OPTIONAL SYSTEMS

C. Outbuildings



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

Comments:

E. Private Sewage Disposal (Septic) Systems

Comments:

The septic system and all related components were not inspected. However, the septic system was pumped and service during my inspection. Recommend the buyers seek documentation from the seller regarding the pumping service.

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>