



Inspection Report



123 Paradise Ln.

Inspection Date January 8, 2019
Client Happy Homeowner
Inspector Brandon Feltner
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TREC # 22952



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PROPERTY INSPECTION REPORT

Prepared For: Happy Homeowner

(Name of Client)

Concerning:

123 Paradise Ln.

(Address or Other Identification of Inspected Property)

By: Brandon Feltner 22952

(Name and License Number of Inspector)

January 8, 2019

(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. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

GENERAL INFORMATION

- Cooling System: Central
- Foundation Design: Slab on Grade
- Heating System: Gas Furnace
- Method To Inspect Attic: Inside attic
- Method To Inspect Roof: On roof
- Square Footage: 2505
- Year Built: 1997

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- Some items or areas may not be inspected if they are blocked by furniture or stored items.

Additional Information Provided by Inspector

SUMMARY OF FINDINGS

This summary represents a list of deficiencies and/or concerns at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the relationship of the observation.

PROPERTY CONDITION SUMMARY

The home is structurally sound and in above average condition in comparison with other homes of this age in the area. Most of the deficiencies found are of the maintenance variety & common to older construction. While there are some safety concerns within the electrical system that should be addressed, the improvements should be rather easy for a license electrician. I strongly suggest having a license plumber evaluate the CSST gas piping and improve or remove it altogether. The other major systems of the home such as the roof, HVAC, plumbing & foundation are in good condition & performing adequately, only requiring minor improvements for optimal operation.

SAFETY RELATED ITEMS

Structural Systems

- **Walls (Interior and Exterior)(Attached Garage):** Wall - Fire blocking is inadequate

Electrical Systems

- **Branch Circuits, Connected Devices, and Fixtures(Master Bathroom, Partial Bathroom, 2nd Bathroom):** GFCI - Inoperative
- **Branch Circuits, Connected Devices, and Fixtures(Attached Garage):** GFCI - Inoperative
- **Branch Circuits, Connected Devices, and Fixtures(Kitchen):** GFCI - Not present
- **Branch Circuits, Connected Devices, and Fixtures(Attached Garage):** GFCI - Not present at all garage receptacles
- **Branch Circuits, Connected Devices, and Fixtures(Attached Garage):** Outlet - Metal outlet cover not bonded to ground
- **Service Entrance and Panels(Attached Garage):** Sub / Distribution Panel - AFCI not present at every location now used in today's building standards
- **Service Entrance and Panels(Attached Garage):** Sub / Distribution Panel - Breakers not tied together

Heating, Ventilation and Air Conditioning Systems

- **Duct Systems, Chases, and Vents(Main Attic):** HVAC Venting - Vent connector is too close to combustibles

Plumbing Systems

- **Plumbing Supply, Distribution Systems and Fixtures(Exterior: Ground View, Laundry Room / Mudroom):** Fuel Lines - CSST Improper install
-

STRUCTURE RELATED ITEMS

Structural Systems

- **Roof Structures and Attics(2nd Attic):** Insulation - Insulation has gaps/voids
- **Windows(Master Bedroom, Kitchen, 3rd Bedroom):** Window - Fogging or sweating

Plumbing Systems

- **Drains, Wastes, and Vents(Exterior: Roof View):** Plumbing Vent - Not Painted
-

MECHANICAL RELATED ITEMS

Heating, Ventilation and Air Conditioning Systems

- **Duct Systems, Chases, and Vents(Main Attic):** Ductwork - Disconnected/loose connection at cabinet

Plumbing Systems

- **Plumbing Supply, Distribution Systems and Fixtures(2nd Attic):** Fuel Lines - Not properly secured
- **Plumbing Supply, Distribution Systems and Fixtures(Exterior: Ground View):** Main water valve - The metal lid is the water meter. The middle pipe with the arrow is the main water shut off valve. The top pipe in the square is a possible water pressure reduction valve. The handle is missing from the shutoff. The possible pressure reduction valve is rusted and covered with dirt.

Appliances

- **Dishwashers(Kitchen):** Dishwasher - Missing high drain line loop
- **Dryer Exhaust Systems(Exterior: Ground View):** Dryer - Screen at end of vent pipe
- **Ranges, Cooktops, and Ovens(Kitchen):** Oven/Range - Burner not operating properly

MAINTENANCE RELATED ITEMS

Structural Systems

- **Doors (Interior and Exterior)(Master Bathroom):** Interior Door - Door stop missing
- **Grading and Drainage(Exterior: Ground View):** Drainage and Grading - Soil level is a little too high
- **Grading and Drainage(Exterior: Roof View):** Landscape Feature - Tree branches are in contact with or very close to the building
- **Roof Covering Materials(Exterior: Roof View):** Roof Flashing - Exposed fasteners
- **Roof Covering Materials(Exterior: Roof View):** Roof Material - Exhibits exposed nail heads
- **Roof Covering Materials(Exterior: Roof View):** Roof Material - Minor damage in isolated areas
- **Walls (Interior and Exterior)(Exterior: Ground View):** Siding - Hole in exterior wall siding
- **Windows(Living Room):** Window - Difficult to operate
- **Windows(2nd Bedroom, 3rd Bedroom):** Window - Hardware does not latch

Electrical Systems

- **Branch Circuits, Connected Devices, and Fixtures(Exterior: Ground View):** Door Bell - Not Present
- **Branch Circuits, Connected Devices, and Fixtures(Kitchen):** Junction Box - Cover plate is missing
- **Branch Circuits, Connected Devices, and Fixtures(Attached Garage):** Light Fixture - Cover missing
- **Branch Circuits, Connected Devices, and Fixtures(Exterior: Ground View):** Light Fixture - Inoperable
- **Branch Circuits, Connected Devices, and Fixtures(Exterior: Ground View):** Outlet - All outdoor outlets were Inoperative
- **Branch Circuits, Connected Devices, and Fixtures(Attached Garage):** Wiring - Junction box is missing a cover plate

Heating, Ventilation and Air Conditioning Systems

- **Cooling Equipment(Exterior: Ground View):** AC-Condenser 2 (downstairs) - Condenser fins are excessively dirty
- **Heating Equipment(Main Attic):** Furnace 2 (downstairs) - Sediment trap missing

Plumbing Systems

- **Drains, Wastes, and Vents(2nd Bathroom):** Waste Discharge Pipe - Minor Leaking
- **Water Heating Equipment(Main Attic):** Water Heater - Condensate drain line discharge improper

I. STRUCTURAL SYSTEMS

Descriptions:

Roof Material

- Roof Material: Asphalt (Architectural)

Fireplace

- Location: Living Room

Insulation

- Approximate Depth: 14 inches
- R-Value: R-30

☒☐☐☐

A. Foundations

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

	Item	Slab
	Concern	Corner pops
	Location	Exterior: Ground View
	Impact	These are usually cosmetic and don't affect the structural integrity of the slab. If exceptionally large, they can reduce the support for the masonry wall.
	Suggested Action	Monitoring for worsening. The corners can be repaired by gluing them back on with an exterior epoxy if desired.
	Other Information	These cracks are considered common in some slab foundations.



At multiple corners;
This one is of the right
front corner.

Item Slab
Concern Minor cracking/spalling of parging coat.
Location Exterior: Ground View
Impact Minor cracking/spalling is a cosmetic issue. It can happen seasonally through freeze/thaw cycles & as new construction cures.
Suggested Action Make sure the masonry can dry by eliminating any source of chronic moisture and monitor over time.
Other Information Spalling is a result of water entering brick, concrete or natural stone and forcing the surface to peel, pop out or flake off.



Multiple locations
around the home

Item Slab
Observation The deck is blocking this portion of the foundation from being inspected.
Location Exterior: Ground View



Back wall of home

Item Foundation Wall
Observation The inspector's opinion of the foundation is that it appears to be performing as intended.
Location Exterior: Ground View

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Item Drainage and Grading
Concern Soil level is a little too high
Location Exterior: Ground View
Impact When soil levels are high against the face of the foundation it promotes water penetration, moisture damage to siding and insect intrusion.

Suggested Action Pull the mulch/rocks back just a bit.

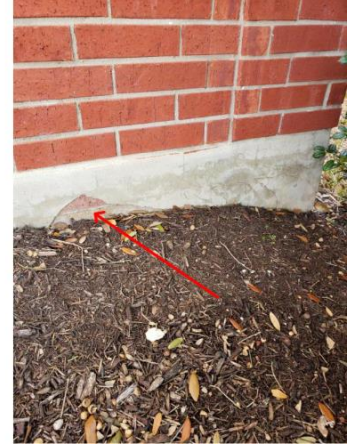
Other Information It is generally accepted that a brick/stone veneer house should have about 4 inches or more of clearance between the top of the foundation wall and the soil line. The parging coat has been applied up on the brick wall, giving the illusion that that the foundation is higher than it actually is.



Left side of home



Front of home



Front of home arrow indicates the top of the foundation wall

Item Landscape Feature
Concern Tree branches are in contact with or very close to the building
Location Exterior: Roof View
Impact The tree branches provide an environment where moisture and/or insects could intrude and also may cause damage or excessive wear to the siding or roofing material.

Suggested Action Regularly trim the trees to achieve a clearance of at least 4 feet.

Other Information Trees that are too close can allow access to animals, such as squirrels. These animals may chew on siding or attempt to enter the home or attic to nest.



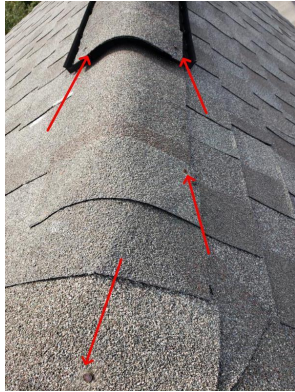
Tree in front yard

Types of Roof Covering: Asphalt (Architectural)

Viewed From: On roof

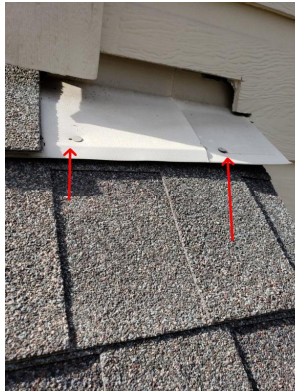
Comments:

Item	Roof Material
Concern	Exhibits exposed nail heads
Location	Exterior: Roof View
Impact	If left unattended over time, it could be possible for the nail head to deteriorate & allow water to damage the wood sheathing.
Suggested Action	Apply roofing cement to cover the existing nail head.



Roof ridge

Item	Roof Flashing
Concern	Exposed fasteners
Location	Exterior: Roof View
Impact	Exposed fasteners present an increased risk of leakage. Water/moisture can get in and under the roof covering at these locations & even corrode the fastener.
Suggested Action	Seal the fastener with a dab of pliable exterior caulk.



Above back patio deck



Both turtle vents

Item	Roof Material
Concern	Minor damage in isolated areas
Location	Exterior: Roof View
Impact	The damaged areas may eventually expose the underlying sheathing to potential water damage.
Suggested Action	Monitor. If conditions worsen, have a licensed roofing contractor repair or replace the damaged areas.



One ridge cap shingle

Item	Roof Material
Observation	Roofing materials, for the majority, appear to be performing as intended & should have roughly 10-15 years of life remaining barring any weather or man made damage.
Location	Exterior: Roof View

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Inside attic

Approximate Average Depth of Insulation: 14 inches

R-Value (Insulation): R-30

Comments:

Item	Insulation
Concern	Insulation has gaps/voids
Location	2nd Attic
Impact	Gaps/voids can create localized heat or cooling loss which could make a room or area feel less comfortable than the rest of the home.

Suggested Action Add insulation to fill in the void.



2nd/walk-in attic



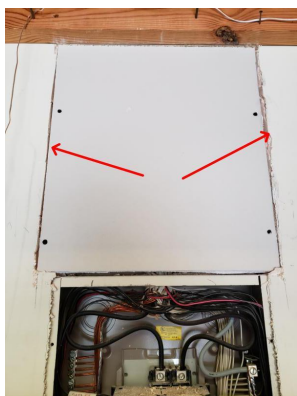
Thermal view of living room ceiling. The white areas show increased temperature differences, indicating missing insulation between rafters which was confirmed in the attic.

☑ ☐ ☐ ☑

E. Walls (Interior and Exterior)

Comments:

Item	Wall
Concern	Fire blocking is inadequate
Location	Attached Garage
Impact	A fire wall/blocking is meant to stop or slow down the spread of fire from the garage to the home.
Suggested Action	Have a contractor repair the wall so that the fire blocking is corrected. This is usually done with normal tape & float.



In garage above sub panel

Item	Siding
Concern	Hole in exterior wall siding
Location	Exterior: Ground View
Impact	Water, insects, and pests may enter here causing damage to both the inside and outside walls.
Suggested Action	Seal the cracks with a flexible exterior epoxy.
Other Information	This piping is used as conduit for the irrigation system wires.



Left side of home

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Item	Ceiling
Concern	Thermal anomaly observed
Location	Kitchen
Impact	A cool spot was detected with thermal imaging. A moisture meter did not indicate excessive moisture at the location. Source of the anomaly could not be confirmed.
Suggested Action	Continue to monitor this area. If conditions worsen, contact a licensed contractor to evaluate the source behind the ceiling.
Other Information	This could be caused by a number of factors ranging from no concern at all to a future concern if things worsen. (Examples of possibilities are; a small water leak, cool air leak in the ductwork or simply missing insulation where a light fixture used to be as this kitchen has been remodeled.



Kitchen ceiling above island



Moisture content reading

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

Comments:

Item	Interior Door
Concern	Door stop missing
Location	Master Bathroom (Toilet room)
Impact	Damage to wall and door can result.
Suggested Action	Install door stop
Other Information	There are different types available. some mount down low on the base board while others can be installed high on the top door hinge.

Comments:

Item	Window
Concern	Fogging or sweating
Location	Master Bedroom, Kitchen, 3rd Bedroom
Impact	Visibility through glass is reduced. Condensation may appear and disappear, leaving the interior surface dirty.
Suggested Action	Replace the glass as desired. Usually a window repair company will first come out to measure the window glass so that they can make the correct size for your window and then a second time to install it.
Other Information	This is likely caused by a broken seal. Temperature differences between the indoors and outdoors creates condensation on the interior of the glass. Despite the appearance, the window may still perform reasonably well from an energy efficiency standpoint.



This is a view of the window at the breakfast nook. Other windows include the master bedroom & 3rd bedroom

Item	Window
Concern	Difficult to operate
Location	Living Room
Impact	May eventually lead to failure of operation.
Suggested Action	Monitor for worsening (ex. complete loss of operation or cracked glass) If this occurs, contact a licensed contractor to evaluate the window framing.



Both living room window sets

Item Window
Concern Hardware does not latch
Location 2nd Bedroom, 3rd Bedroom
Suggested Action Have the hardware or window adjusted. If adjustment can't be made, window replacement may be necessary.

Item Window
Concern Caulking or sealant is deteriorated
Location Exterior: Ground View
Impact Without proper caulking, air, moisture and/or insect intrusion may occur
Suggested Action Re-caulk all windows and doors where caulking has deteriorated.



Outside living room
window

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

Comments:

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:

☒ ☐ ☐ ☐ **L. Other**

Comments:

II. ELECTRICAL SYSTEMS

Descriptions:

Wiring

- Wiring Method: Copper

Electrical service

- Location: Exterior: Ground View

Electric Service Panel

- Location: Exterior: Ground View

☒☐☐☒ A. Service Entrance and Panels

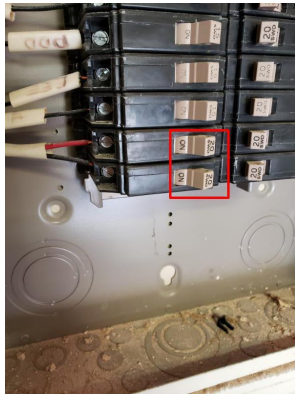
Comments:

Item	Sub / Distribution Panel
Concern	AFCI not present at every location now used in today's building standards
Location	Attached Garage
Impact	This is a common find with older homes as these breakers may not have been available or required at the time constructed. AFCI's are meant to detect arc-faults and interrupt power to prevent potential dangers.
Suggested Action	While not required, it is recommended for the absolute safest operation,to have a licensed electrician install AFCI protection to appropriate circuits.



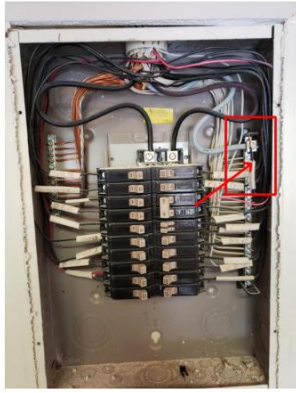
Sub panel in garage

Item	Sub / Distribution Panel
Concern	Breakers not tied together
Location	Attached Garage
Impact	When one circuit is powered by 2 "hot" wires that share 1 neutral wire (aka. multi-branch circuit) Each "hot" is connected to its own separate breakers. Those 2 breaker handles should be tied together so that if 1 breaker is tripped (shut off) because of overload or a short, the other breaker gets turned off also, to protect the circuit.
Suggested Action	Have an appropriate breaker tie installed by a licensed electrician or qualified person.



Sub panel in garage

Item	Sub / Distribution Panel
Concern	Wire is uncapped
Location	Attached Garage
Impact	The wire is not live but it could cause arcing if it comes in contact with any electrically charged components.
Suggested Action	Have repaired by a licensed electrician or qualified person cap & secure the wire or remove entirely.



Sub panel in garage

Item	Electric Service Panel
Observation	This is the main electrical shutoff for the home. This shutoff is outside so that it is accessible by first responders in the event of an emergency.
Location	Exterior: Ground View



Exterior service panel

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

Type of Wiring: Copper

Comments:

Item	GFCI
Concern	Inoperative
Location	Master Bathroom, Partial Bathroom, 2nd Bathroom
Impact	Lacks ground fault safety
Suggested Action	Have a licensed electrician or qualified person replace with appropriate receptacles for GFCI protection.

Item	GFCI
Concern	Inoperative
Location	Attached Garage
Impact	Lacks ground fault safety
Suggested Action	Have a licensed electrician or qualified person replace with appropriate receptacles for GFCI protection.



Garage

Item	Outlet
Concern	Metal outlet cover not bonded to ground
Location	Attached Garage
Impact	This is a safety hazard but also relatively easy to correct. The purpose of bonding the metal cover plate is to give it a path to de-energize should it ever become electrically charged.
Suggested Action	Have a licensed electrician bond the cover plate and junction box or simply replace them with non-conductive plastic cover plates.



In garage

Item	GFCI
Concern	Not present
Location	Kitchen
Impact	This is a common find with older construction as it may not have been required at the time. Without a working GFCI, hazardous grounding will not be detected and interrupted.
Suggested Action	Have a licensed electrician or qualified person upgrade the appropriate receptacles or circuits to GFCI protection.
Other Information	Ground Fault Circuit Interrupters (GFCIs) are special types of electrical outlets and circuit breakers, designed to detect and respond to potentially dangerous electrical grounding in home branch wiring. Grounding occurs when electricity finds an easier path of travel instead of through the wiring system it was designed to.



Kitchen countertop

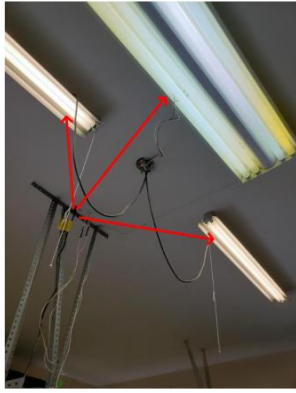
Item	GFCI
Concern	Not present at all garage receptacles
Location	Attached Garage
Impact	This is a common find with older construction as it may not have been required at this location during the time of construction. Without a working GFCI, hazardous grounding will not be detected and interrupted.
Suggested Action	Have a licensed electrician or qualified person upgrade the appropriate receptacles or circuits to GFCI protection.
Other Information	New building standards NOW call for all garage receptacles to have GFCI protection.



Garage

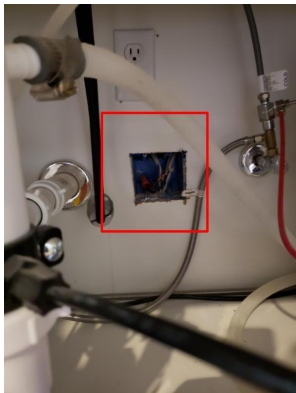
Item	Outlet
Concern	All outdoor outlets were Inoperative
Location	Exterior: Ground View
Impact	Loss of use
Suggested Action	Have a licensed electrician confirm there is the appropriate power to the outlet & correct if necessary.
Other Information	Interruption of power could include: outlet being connected to a wall switch, on a circuit with a tripped breaker, GFCI, or AFCI.

Item	Light Fixture
Concern	Cover missing
Location	Attached Garage
Impact	The cover is meant to protect the glass bulb from getting broken, wires from damage & help prevent electrocution.
Suggested Action	Install appropriate light cover.



Garage lights

Item	Junction Box
Concern	Cover plate is missing
Location	Kitchen
Impact	The cover separates you from the wires inside and helps to prevent electrical shock.
Suggested Action	Install a cover plate.
Other Information	Cover plates are abundant at home improvement or electrical supply stores and relatively inexpensive. There are many styles so be sure to get the appropriate one for the junction box.



Under kitchen sink

Item	Wiring
Concern	Junction box is missing a cover plate
Location	Attached Garage
Impact	Without a junction box cover the wiring is exposed thus lacking protection from shock or arcing.
Suggested Action	Install a cover plate. A licensed electrician may be necessary as this will require re-routing the ballist wires .



Garage lighting

Item	Door Bell
Concern	Not Present
Location	Exterior: Ground View
Suggested Action	Have a doorbell installed if desired.

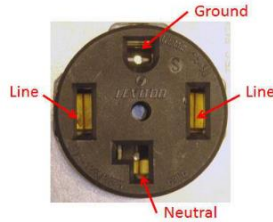


At front door

Item	Outlet
Concern	3 prong 240 volt outlet
Location	Laundry Room / Mudroom
Impact	Most modern clothes dryers utilize a 4 prong plug. You may have trouble plugging in a modern dryer.
Suggested Action	You can search for a dryer with a cord compatible with the outlet or have a licensed electrician change the outlet to accept modern dryer plugs.
Other Information	Obviously this is not a concern if you use a gas dryer.



Behind clothes dryer



☐ ☐ ☒ ☐ **C. Other**

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Descriptions:

AC-Condenser 2 (downstairs)

- Capacity: 3.5 Ton
- Manufacturer: Carrier
- Maximum Fuse / Breaker Rating: 25
- Model Number: 24ABA424A300
- Serial Number: 0407E25350
- Year Built: 2007
- [Manual](#)

Furnace 2 (downstairs)

- Energy Source: Natural Gas
- Location: Main Attic

AC-Evaporator Coil 1(upstairs)

- Temperature Differential: 18 degrees

AC-Evaporator Coil 2 (downstairs)

- Temperature Differential: 16 degrees

Furnace 1(upstairs)

- Energy Source: Natural Gas
- Location: Main Attic

AC-Condenser 1 (upstairs)

- Capacity: 2.5 Ton
- Manufacturer: Lennox
- Maximum Fuse / Breaker Rating: 25
- Model Number: XC14-030-230A10
- Serial Number: 5816H12901
- Year Built: 2016
- [Manual](#)

☒☐☐☒

A. Heating Equipment

Type of Systems: Gas Furnace

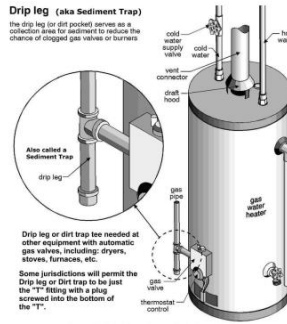
Energy Sources: Natural Gas

Comments:

	Item	Furnace 2 (downstairs)
	Concern	Sediment trap missing
	Location	Main Attic
	Impact	Without a location for the condensation or sediment in the supply gas to escape, the moisture could cause corrosion or damage the ignition components of the unit.
	Suggested Action	Have repaired by an HVAC service professional; A plumber may be required to install sediment trap to the fuel plumbing.
	Other Information	This is typical of older installation. While not a big deal, it is incorrect



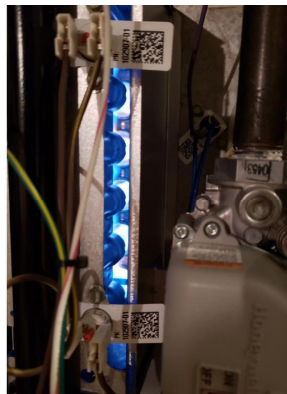
Downstairs HVAC system



Item	Furnace 2 (downstairs), Furnace 1(upstairs)
Observation	Operating as intended
Location	Main Attic



Downstairs HVAC system



Upstairs furnace

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central

Capacity (AC-Condenser 1 (upstairs)): 2.5 Ton

Capacity (AC-Condenser 2 (downstairs)): 3.5 Ton

Manufacturer (AC-Condenser 1 (upstairs)): Lennox

Manufacturer (AC-Condenser 2 (downstairs)): Carrier

Maximum Fuse / Breaker Rating (AC-Condenser 1 (upstairs)): 25

Maximum Fuse / Breaker Rating (AC-Condenser 2 (downstairs)): 25

Model Number (AC-Condenser 1 (upstairs)): XC14-030-230A10

Model Number (AC-Condenser 2 (downstairs)): 24ABA424A300

Serial Number (AC-Condenser 1 (upstairs)): 5816H12901

Serial Number (AC-Condenser 2 (downstairs)): 0407E25350

Temperature Differential (AC-Evaporator Coil 1(upstairs)): 18 degrees

Temperature Differential (AC-Evaporator Coil 2 (downstairs)): 16 degrees

Year Built (AC-Condenser 1 (upstairs)): 2016

Year Built (AC-Condenser 2 (downstairs)): 2007

Comments:

Item AC-Condenser 2 (downstairs)
Concern Condenser fins are excessively dirty
Location Exterior: Ground View
Impact Dirty fins restrict the amount of air flow over the condensing coil. If less air flows over the coil, less heat is removed. That means the whole cycle warms up a bit, and your AC works harder to keep your home cool.
Suggested Action Wash the fin to clean out dirt. Use very low pressure as fins are very fragile.
Other Information The fins on a condenser allow air to flow smoothly through and out of an air conditioner.



This is the older unit

Item AC-Condenser 2 (downstairs)
Concern Condenser is nearing the end of its useful life
Location Exterior: Ground View
Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be expected.

Item AC-Evaporator Coil 2 (downstairs)
Observation A/C Temperature differential is in the recommended range of 14-21 degrees.
Location Main Attic

Item AC-Evaporator Coil 1(upstairs)
Observation A/C Temperature differential is in the recommended range of 14-21 degrees.
Location Main Attic

Item AC-Evaporator Coil 1(upstairs), AC-Evaporator Coil 2 (downstairs)
Observation This is a condensate float switch. It is meant to protect your home from water leakage in the event that the Primary & Secondary Drains fail. It works by shutting off the HVAC system if the water in the pan gets too full. It is working as intended.
Location Main Attic



Upstairs HVAC system



Downstairs HVAC system

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

Comments:

Item HVAC Venting
Concern Vent connector is too close to combustibles
Location Main Attic
Impact The material (insulation) touching the furnace vent flue represents a fire issue.
Suggested Action Have repaired or re-routed by an HVAC professional.
Other Information This is improperly being used to separate the refrigerant line from the furnace vent pipe.



Upstairs HVAC system
(newer system)

Item	Ductwork
Concern	Disconnected/loose connection at cabinet
Location	Main Attic
Impact	The deficient ductwork is preventing the heating and/or cooling from operating at optimal efficiency potentially increasing heating and cooling costs and/or causing rooms to feel uncomfortable.
Suggested Action	Have a licensed HVAC technician re-secure and seal the connection. Ensure each duct section is firmly supported.
Other Information	The ductwork has separated from the side of the evaporator coil cabinet.



At both HVAC cabinets

IV. PLUMBING SYSTEMS

Descriptions:

Main water valve

- Location: Exterior: Ground View
- Main Water Supply Valve Location: Front right of Property
- Static Water Pressure Reading: 40 psi
- Water Meter Location: Front right of Property

Water Heater

- Capacity: 301 GPH
- Energy Source: Natural Gas
- Location: Main Attic
- Type: Tankless

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front right of Property
Location of main water supply valve: Front right of Property
Static water pressure reading: 40 psi
Comments:

Item	Fuel Lines
Concern	CSST Improper install
Location	Exterior: Ground View, Laundry Room / Mudroom
Impact	The CSST pipe to the bbq grill does not appear to be properly bonded or supported along the exterior of the home. It is also buried, which is not appropriate for some brands.
Suggested Action	I suggest having a licensed plumber evaluate & improve this installation or remove it entirely.
Other Information	CSST has been found to be susceptible to damage from arcing by direct or nearby lightning strikes.



Left side of home



Left side of home



Connection point
behind clothes dryer

Item	Fuel Lines
Concern	Not properly secured
Location	2nd Attic
Impact	An unsecured line can flex or move which has the potential to loosen connections creating a gas leak. Have a licensed plumber properly secure the fuel line to prevent movement.
Suggested Action	
Other Information	The line should simply have more securing straps at appropriate intervals.



2nd/walk-in attic

Item	Main water valve
Concern	The metal lid is the water meter. The middle pipe with the arrow is the main water shut off valve. The top pipe in the square is a possible water pressure reduction valve. The handle is missing from the shutoff. The possible pressure reduction valve is rusted and covered with dirt.
Location	Exterior: Ground View
Impact	Inability to shut off the water in the event of an emergency.
Suggested Action	Have this repaired by a licensed plumber.



Right side in front of retaining wall.

Item	Main fuel supply
Observation	Main Fuel Shutoff Valve
Location	Exterior: Ground View

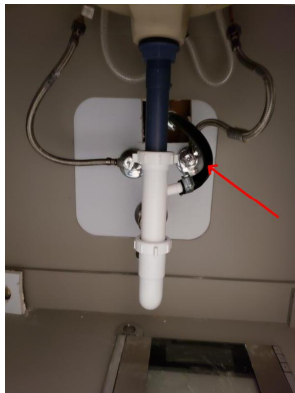


Left side of home

Item Sink

Observation This black hose is the primary condensate drain line from the A/C. It discharges into the sink drain. This is very common.

Location Master Bathroom, 2nd Bathroom



Under 2nd bathroom sink

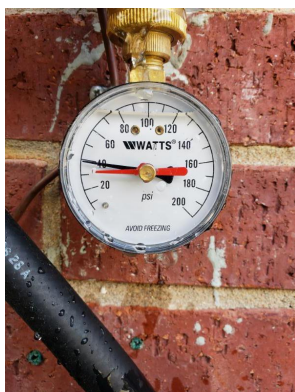


Under master bathroom sink

Item Main water valve

Observation Water pressure is 40 psi & in the recommended range of 40 to 80 psi. This is, however, at the bottom of the range. Contact a licensed plumber to increase the pressure if desired.

Location Exterior: Ground View



Comments:

Item	Plumbing Vent
Concern	Not Painted
Location	Exterior: Roof View
Impact	Without paint, the UV rays from the sun will cause premature wear.

Suggested Action Paint the PVC pipe with an exterior paint. A paint color matching the homes theme or other vents is typically the favored choice.

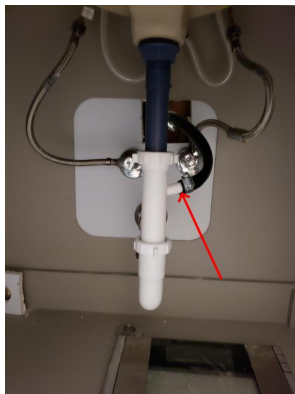


All plumbing vents



All plumbing vents

Item	Waste Discharge Pipe
Concern	Minor Leaking
Location	2nd Bathroom
Impact	The leak can cause damage to the cabinets, walls and flooring.
Suggested Action	Have repaired/replaced by a licensed plumber or qualified person. The hose clamp may just need to be tightened.
Other Information	Since this is for the condensate drain of the HVAC system, it may go unnoticed until the system is ran on the cooling cycle.



Under 2nd bathroom sink

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: Natural Gas
Capacity: 301 GPH
Type (Water Heater): Tankless
Comments:

Item Water Heater
Concern Condensate drain line discharge improper
Location Main Attic
Impact This is a condensate drain line for the water heater. It will continually drip water which is normal, however, it is being drained to the secondary drain pan which is improper.
Suggested Action Have a licensed plumber or qualified person re-route this drain line to a proper location.
Other Information The discharge point is creating chronic moisture at the foundation wall.



At water heater in attic



Discharge

Item Water Heater
Observation Operating as intended
Location Main Attic

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☐ ☐ ☒ ☐ **E. Other**

Comments:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

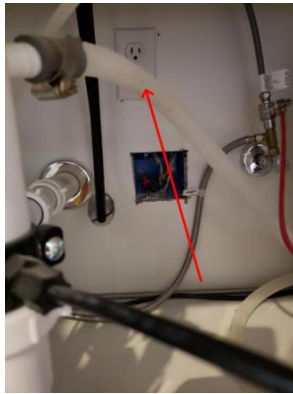
V. APPLIANCES

Descriptions:

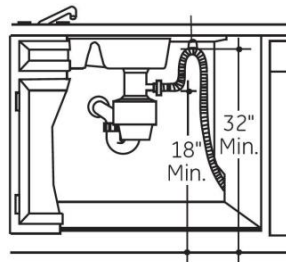
☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

Item Dishwasher
Concern Missing high drain line loop
Location Kitchen
Impact Without a high drain line loop, risk of a potential backflow of water in to the dishwasher and improper drainage of water is increased.
Suggested Action Position drain line to create a high loop ensuring the highest point of the drain line is above the drain entrance into the disposal.



Under kitchen sink



Item Dishwasher
Observation Operating as intended
Location Kitchen

☐ ☐ ☒ ☐ **B. Food Waste Disposers**

Comments:

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

Item	Range Hood
Observation	Operating as intended.
Location	Kitchen

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

Comments:

Item	Oven/Range
Concern	Burner not operating properly
Location	Kitchen
Impact	Inability to heat as designed
Suggested Action	First, try cleaning the burner. If that doesn't work, have an appliance service technician repair the burner or replace the entire unit if desired.
Other Information	Otherwise, operating as intended.



Center burner

Item	Oven/Range
Observation	Temperature was tested at 350 degrees and is accurate
Location	Kitchen

☐ ☐ ☒ ☐ **E. Microwave Ovens**

Comments:

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

Item Dryer
Concern Screen at end of vent pipe
Location Exterior: Ground View
Impact Screen may cause lint to clog pipe creating a fire risk and not dry clothes efficiently.
Suggested Action Remove screen. Be sure that the vent does have a functional damper (flapper) to prevent animals, pests, and rain from entering the vent pipe.



Left side of home

☐ ☐ ☒ ☐ **I. Other**

Comments:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

Descriptions:

☒ ☐ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

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

Type of Construction:

Comments:

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

☐ ☐ ☒ ☐ **D. Private Water Wells** (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

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

Type of System:

Location of Drain Field:

Comments:

☐ ☐ ☒ ☐ **F. Other**

Comments: