



Property Inspection Report

LOCATED AT:
607 Fernwood Dr
Friendswood, TX 77546

PREPARED EXCLUSIVELY FOR:
Taylor Carter

INSPECTED ON:
Friday, January 19, 2024



Inspector, Cory Bryan TREC # 24725
HiLo Home Inspections Of Texas

Friday, January 19, 2024
Taylor Carter
607 Fernwood Dr
Friendswood, TX 77546






Dear Taylor Carter,

We have enclosed the report for the property inspection we conducted for you on Friday, January 19, 2024 at:

607 Fernwood Dr
Friendswood, TX 77546

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Dangerous or hazardous conditions that should be corrected as soon as possible.
-  = Potentially serious issue that should be addressed.
-  = Upgrade or Improvements are recommended, but are not required.
-  = Deficient items that should be repaired, however they do not stop the function of the system.
-  = Monitor notes are informative or disclose information that does not necessarily require repair or is deficient.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Cory Bryan
HiLo Home Inspections Of Texas



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PROPERTY INSPECTION REPORT FORM

Taylor Carter

Name of Client

607 Fernwood Dr Friendswood, TX 77546

Address of Inspected Property

Cory Bryan TREC # 24725

Name of Inspector

Friday, January 19, 2024

Date of Inspection

TREC # 24725

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission on (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions.

The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

We will describe the locations of this property, left or right and front or rear, as though viewing it from the front door.

The inspector may include photos in your inspection report. There are times when only a picture can fully explain the condition. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions there were seen, or that every condition of its kind was photographed or listed. Sometimes these photos are intended to provide an example of some of these conditions.

This inspection is limited per the TREC standards of practice for home inspections and the inspection agreement to the readily visible and accessible areas. The inspector does not perform demolition or dismantle the home and property to find conditions or deficiencies. This is not an exhaustive report. We find every deficiency we possibly can in the time allowed by the seller for the inspection, however we do not claim to know or find everything. The inspection and report are not intended to focus on or highlight cosmetic marks, aesthetics, or blemishes though some may be mentioned or shown in the report. We do not move furnishings, stored personal property, and /or vegetation. Removal of these items may reveal additional conditions.

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ A. Foundations

Type of Foundation(s): Slab-on-grade

Comments:

Basic Information

Slab material: Poured concrete

Slab Comments

Foundation level readings



Reference point



Reference point



Rear right, kitchen



Rear left, living room



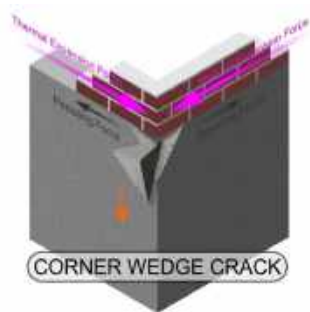
Front left, family room



Front right, dining area

The building and foundation had some signs of settling and movement, but the foundation was reasonably level at the time of the inspection. Elevation variations were less than 1 inch in 20 feet at the time of the inspection. The foundation was performing as intended.

IMPR Corner pops were present, which are fairly common and seen at a majority of homes with slab foundations. Normally these are not structural, but may allow for concealed subterranean termite infestation. It is recommended that the soil at these locations be treated periodically by a qualified pest control contractor to help prevent infestation.



I	NI	NP	D
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MONI Signs of foundation repairs were present. The foundation repairs were for the most part buried and concealed and could not be fully inspected, and it was not possible to predict future performance. The seller may be able to provide more information about the repairs that were performed, including any paperwork, warranties or guarantees provided by the contractor.



MONI Settling and curing cracks were present as are found at many homes. These are not likely to have any structural concerns associated.



Front right

-
-
-
-

B. Grading and Drainage

Comments:

Grading

REP High flatwork was present, which is conducive to wood destroying insect infestation and damage and rainwater entry. At least 4 inches of clearance should be present between the soil or concrete and the exterior wall surfaces for brick or masonry walls, and 6 inches of clearance should be between the soil and the exterior siding.



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REP There were low and muddy areas where water will stand on the lot and next to the home and some areas may affect the foundation. Grading and drainage adjustments and repairs should be performed. See IRC R401.3



SAFT There were some uneven areas and holes at the yard that are a safety risk. Repairs are needed.



Foliage

REP Foliage was in contact with the home and close to it that needs to be trimmed back to reduce chances of damage and pest infestation such as carpenter ants.



C. Roof Covering Materials

Types of Roof Covering: Asphalt composition shingle

Viewed From: Walked on roof, Portions of the roof covering were viewed with a drone. Images are limited to what was visible from the air. Additional minor conditions may be apparent when accessing the roof.

Comments:

Basic Information

Location: Covers whole building

I	NI	NP	D
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Roof slope: Steep pitch

Layers: Single layer

IMPR Rain gutters were present at some location like the front walkway, however they were not present around the entire perimeter of the home. More gutters should be installed to help manage rainwater runoff and grading drainage.

General Comment

Views of the roof covering



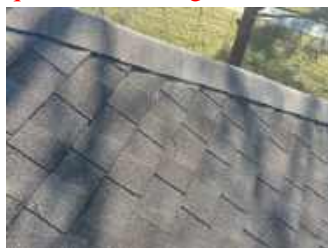
I	NI	NP	D
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MONI This roof was near the middle of its expected service life, and with routine maintenance should remain functional for a number of years.

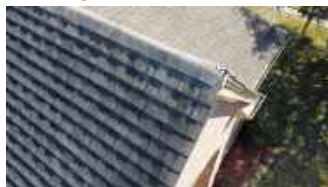
DEF There were exposed fasteners and there were limited gaps at the roof surfaces that need to be covered with matching roofing sealant.



REP The shingles had limited damages, gaps, loose parts, and irregularities that need to be repaired. Some rainwater may have entered and could enter. Repairs should be performed by a qualified roofing contractor.



REP There were several damaged or missing shingles that need to be repaired by a qualified roofing contractor.



MONI There was a satellite dish or dishes attached to the roof surface with fasteners driven through the roof surface, which may allow for rain water entry. This should be monitored and repaired if needed, by a qualified roofer.



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REP Tree branches were in contact with the roof surface that need to be trimmed back, to reduce chances of shingle damage and pest infestation.



REP Some of the soffit vent screens had gaps, were damaged or missing. They need to be repaired or replaced.



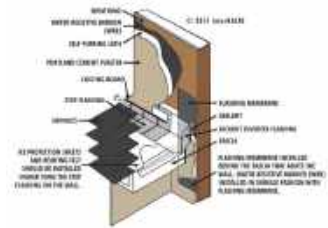
Garage corner

REP Some of the drip edge shingles did not properly overlap into the gutters. This is a leak that will cause some wood deterioration and rot. This should be repaired by a qualified roofing and gutter contractor.



Flashings Overall

REP Kick-out flashing was not present where the roof surfaces terminated next to the exterior walls, which should be installed to reduce chances of moisture entry at these and the adjacent locations. See IRC R903.2.



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REP Drip edge flashing was not yet installed at the roof perimeter areas and should be present. Normally at this stage it has already been installed. This should be repaired. See R905.2.8.5



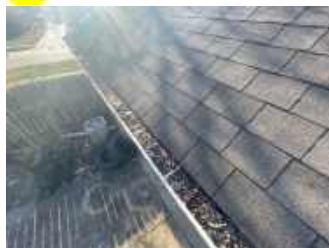
Plumbing Vents

DEF Some of the plumbing vents were shorter than 6" inches above the roof surface as is required by present standards. Repairs are recommended.



Gutters

REP Leaves and debris were present at the rain gutters that need to be cleaned out.



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Downspouts

REP Splash blocks for directing water away from the foundation were not at the base of every downspout. We recommend that a splash block be installed for every downspout.



IMPR Some of the rain gutters and gutter downspouts terminated at the roof surfaces as is found at many homes of this type. It is recommended that they be extended to the roof edges/lower rain gutters/soil areas, to reduce chances of damage and wear, and leaks at the shingles and flashings. See GAF Technical Bulletin No. TAB-R-2011-150



D. Roof Structures and Attics

Viewed From: Attic area

Approximate Average Depth of Insulation: 4 - 6 inches

Comments:

Attic Insulation

The attic has fiberglass batt insulation.

The attic has blown-in fiberglass insulation.

General Comments

Views of the attic space



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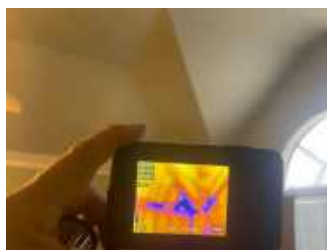
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MONI The attic floor decking was limited and where present had gaps, unsupported areas, and did not have a guard or handrail at the perimeter areas. Caution should be exercised in this area. Additional support, decking and hand rails could be added.



REP There were gaps at the attic area insulation that could be repaired.



IMPR The attic framing had some irregularities and gaps as are found at many homes. Further evaluation and repairs could be performed by a qualified framing carpenter.

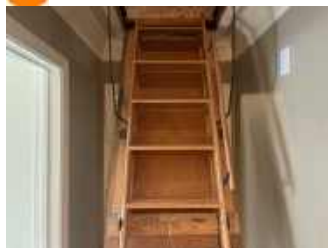


I	NI	NP	D
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DEF Some of the attic area insulation had been moved around and compressed. It needs to be fluffed up and evenly distributed.



DEF The attic door did not have weatherstripping or insulation. Repairs are recommended.



MONI The attic decking had signs of what appeared to be previous leakage from the HVAC unit. No signs of current water leakage was present in this area.



REP The garage attic stairwell was too long and was not properly installed. This should be repaired.



MONI The garage living space was not insulated.



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E. Walls (Interior and Exterior)

Comments:

Materials

The exterior walls were brick veneer and wood fiber siding.

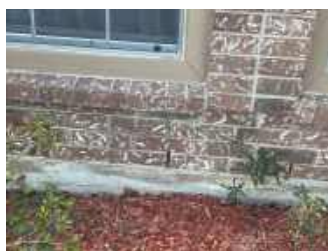
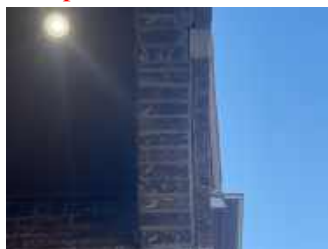
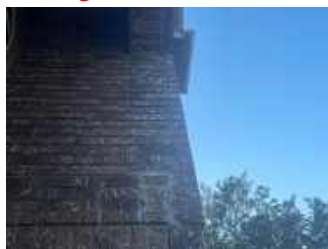
The interior walls were drywall or sheetrock.

Exterior Walls

REP There were gaps at the insulation, such as at the walls, ceilings, and adjacent areas that can be adjusted and filled in, to help reduce energy use. These areas may also harbor moisture intrusion and eventual mold growth. Repairs are recommended.



DEF Most homes have some signs of settling and movement. The exterior walls had signs of settling and movement and gaps were present that could be repaired.

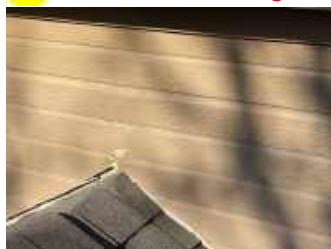


REP There were gaps at the exterior wall surfaces, a common condition. Gaps and any damages should be repaired, to reduce chances of moisture entry. See R703.8



I	NI	NP	D
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REP The exterior siding and trim had limited gaps and damages that should be repaired.

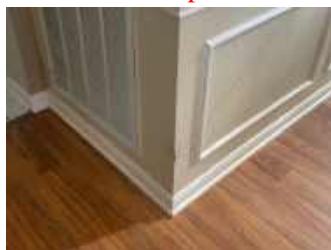


DEF There were gaps at the exterior brick and masonry walls that need to be repointed with additional masonry mortar.



Interior Walls

DEF There were limited gaps, marks, and minor damages at the interior walls and trim areas that could be repaired.



REP The walls had areas with signs of moisture damage or rainwater entry that need to be repaired. The source(s) of the water should be located and repaired.

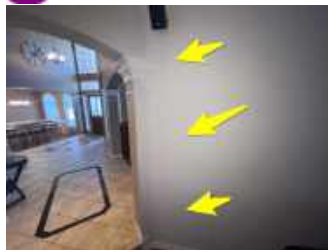


I	NI	NP	D
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REP There were gaps and limited damages at the tub and shower walls that should be repaired and sealed, to reduce chances of moisture entry and damages.



MOVN Some of the speaker wires were adhered to the surface of the interior wall.



F. Ceiling and Floors

Comments:

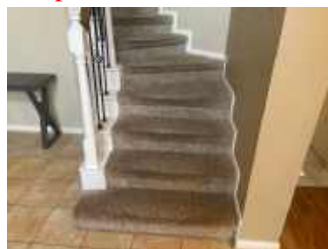
Materials

Ceilings were sheetrock or drywall.

The floor coverings were carpet, laminate and ceramic tile.

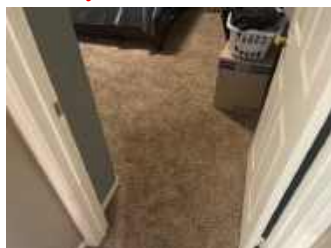
Flooring

DEF Some of the floor and floor trim parts had marks, damage, gaps and irregularities as are found at many homes and could be repaired.

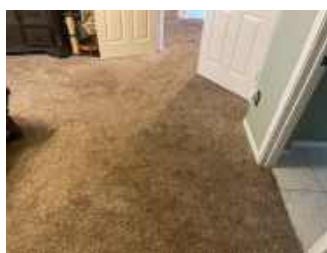
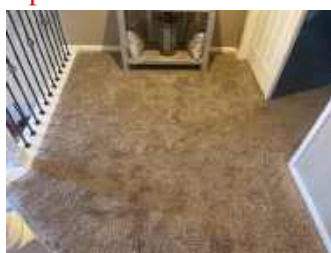


I	NI	NP	D
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MONI The upstairs floor areas were a bit out of level, as is found at many two story houses and is likely related to limited framing irregularities.

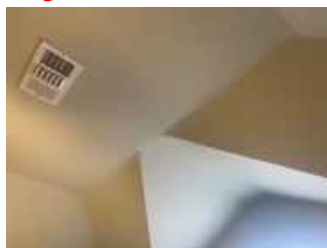


DEF The upstairs floor coverings and floor boards creaked and made some noise when they were walked on. This is found at many homes. Areas with excessive creaking could be repaired.

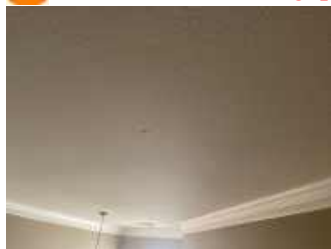


Ceilings

DEF The ceilings had signs of settling and movement that could be repaired.



DEF There were limited gaps and marks at the ceilings that could be evaluated and repaired.

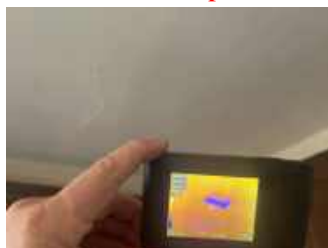


I	NI	NP	D
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MONI The ceilings had what appeared to be signs of past repairs. The sellers may be able to describe what had occurred at these areas.



REP There were active water leaks in the ceiling areas at the time of inspection. Further evaluation and repairs are recommended.



Kitchen



Primary closet



G. Doors (Interior and Exterior)

Comments:

Exterior Doors

DEF The garage door had limited irregularities and damage, however it was functional at the time of the inspection.



I	NI	NP	D
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IMPR The exterior doors and trim surfaces had areas that need to be sanded, caulked, and repainted or stained.



REP Some of the door window panes were cracked and broken. They need to be replaced.



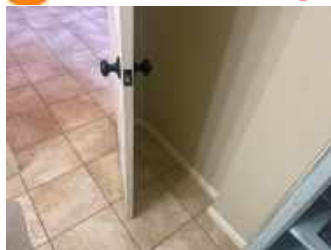
SAFT The front door side glass did not have markings clearly indicating it was a tempered safety glass. These windows should be replaced by a qualified contractor.



MONI The garage was converted to a living space and the garage door was not operated.

Interior Doors

DEF Some of the doorstops were missing and some were broken. They need to be replaced.



I	NI	NP	D
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DEF Some of the doors and door trim had some marks, damages and irregularities. Repairs are recommended.



REP Some of the doors did not catch or latch properly. The catch parts could be adjusted.

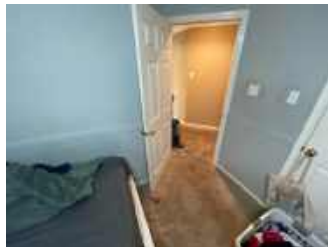


Upstairs front right bedroom

REP Some of the door knobs and hardware parts were missing or loose. They need to be replaced or repaired.



DEF Some of the doors swung shut or open after they were used. This may be related to limited settling and movement of the building, and often occurs when the foundation is a bit out of level or the framing or doors are not perfectly plumb.



H. Windows

Comments:

Materials

The windows were single pane windows.

I	NI	NP	D
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Windows, Exterior

REP There were gaps around the windows and window trim that need to be sealed, to reduce chances of rainwater entry.



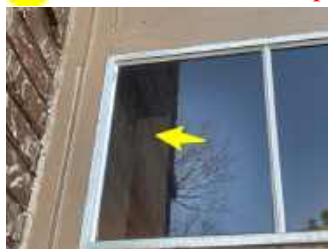
DEF Some of the window plastic trim parts had damage and need to be replaced.



DEF Some of the window screens were missing or damaged. They could be replaced.



REP Some of the window panes were cracked or broken and need to be replaced.



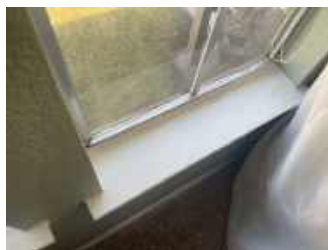
I	NI	NP	D
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DEF Some of the vinyl decorative window shutters were broken. These could be replaced.



Windows, Interior

REP The wall areas and windowsills at some of the windows had signs that condensation had been present or that rainwater may have entered. There may be some gaps at the flashing. The windows, flashings, and wall surfaces should be evaluated and repaired by a qualified contractor.



I. Stairways (Interior and Exterior)

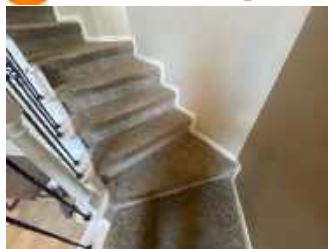
Comments:

Interior Stairs

SAFT The stairs changed in shape and direction. Caution should be exercised when using the stairs.



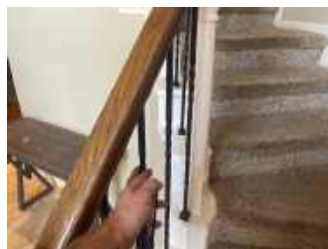
DEF Some of the steps creaked when they were walked on. They could be repaired.



I	NI	NP	D
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Interior Railings

DEF There were some irregularities and loose parts at the stairway rail decorative trim. Repairs are needed.



J. Fireplaces and Chimneys

Comments:

Fireplace

The fireplace(s) appeared to be properly installed and in serviceable condition with no signs of excessive or unusual wear.



SAFT The fireplace flue damper did not have a C-clamp attached to it, which is recommended to reduce chances of carbon monoxide poisoning that could occur if the flue damper is shut while the fireplace is in use.



MONI Soot accumulation was present. We were not able to fully evaluate the fireplace and chimney because of the build-up of soot and/or creosote, which is flammable. We recommend the flue be cleaned as a precaution and that further inspection be accomplished prior to the close of escrow.

I	NI	NP	D
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SAFT The gas valve serving the fireplace was located in an area that may be accessible to small children. The gas valve access could be locked shut or the valve could be replaced with one that requires a key to operate.



MONI Most gas fireplace are not configured to burn wood but does appear to have been used for wood fires. We recommend further evaluation.

Chimney

Chimney ok.



K. Porches, Balconies, Decks, and Carports

Comments:

Balcony/Porch

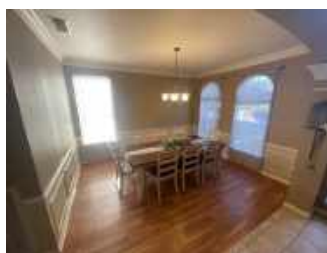
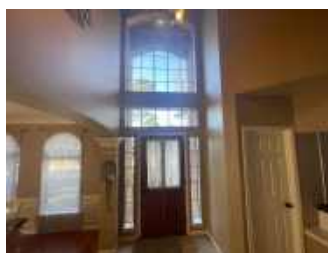
Porches ok.

L. Other

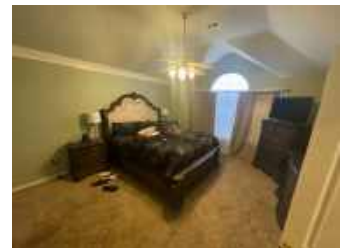
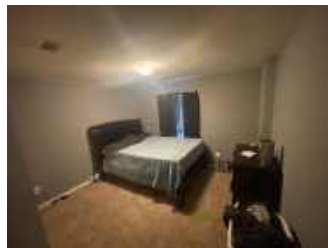
Comments:

Views Of The Property

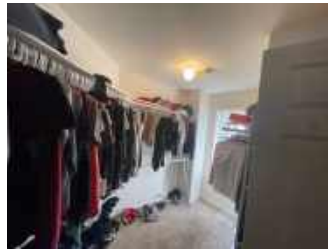
Views of the interior



I NI NP D



I	NI	NP	D
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Views of the exterior



Cabinets And Counters

DEF There were some gaps, paint peeling and irregularities at the cabinet areas that could be repaired.



REP The cabinets had some water damage and irregularities that need to be repaired.



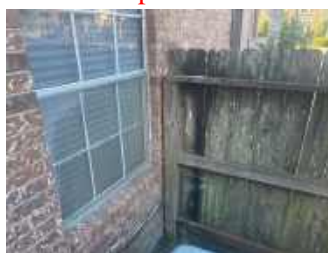
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General Comments

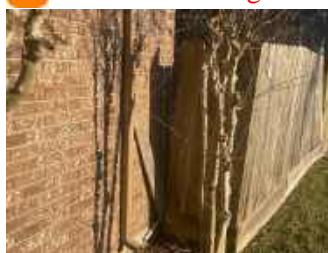
MONI There were signs of prior treatment for wood destroying insects were present as are found at many existing homes. The sellers may be able to provide information about past treatment(s).



REP The fence was in contact with the exterior walls. It should be trimmed back, to reduce chances of pest infestation.



DEF The fences and gates had some damages and deterioration. Repairs are recommended.



SAFT The flatwork had signs of settling, gaps, and damages. Some safety risks and trip hazards were present on the property as are found at many homes. Caution should be exercised and repairs are recommended.



I	NI	NP	D
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REP The flatwork had settling signs, gaps, damages and irregularities. Repairs are recommended.



DEF The driveway and flatwork spacer boards had some deterioration, and some of the spacer boards were missing. Gaps and cracks at the driveway and walkways could be repaired and sealed by a qualified contractor.



MONI Items and furniture were present in the home that obstructed viewing and limited access. There were areas that could not be fully inspected. Further investigation and repairs should be performed such as once the items are removed.

SAFT Signs of limited organic growth or mold were present. Some of these locations are common and found in many homes. The affected areas should be located, treated and cleaned up by qualified persons.



MONI The garage space was converted into a living space.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Basic Information

Service entry into building: Underground service lateral

Voltage supplied by utility: 120/240 volts

Capacity (available amperage): 125 amperes

System grounding source: Driven copper rod

Branch circuit protection: Circuit breakers

I	NI	NP	D
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Wiring material: Copper wiring where seen
Wiring method: Non-metallic sheathed cable or 'romex'

Meter & Main

The meter and main electrical service panel are outside on the left side of the building.



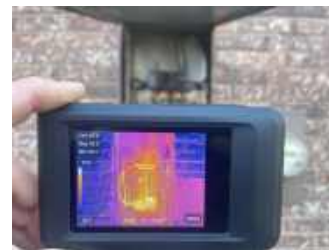
Main Disconnect

The main disconnect is incorporated into the electrical service panel.

The main electrical service disconnect is outside on the left side of the building.

CB Main Panel

Views of CB panel



REP White wires were connected to some of the breakers and disconnects. They should be marked at both ends with red or black electrical tape, to indicate they are carrying a positive current.



SAFT Pointed screws were used to hold the breaker panel face plate cover in place. Only blunt tip screws are recommended for this use, as a safety precaution.



I	NI	NP	D
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DEF There was some rust and corrosion at the main breaker panel. This should be preserved and painted to prevent further damage.



AFCI Protection

IMPR Arc fault protection devices are a feature that could prevent fires in sleeping quarters and/or other rooms. AFCI breakers were not present, since they were not required at the time the home was constructed. They could be installed as a safety upgrade.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
Comments:

Wiring

SAFT Exposed wiring was present in various areas of the structure. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards to prevent accidental contact or mechanical damage.



I	NI	NP	D
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SAFT Running splices, which are improper connections outside of a junction box, were present. We recommend connections be joined with approved connectors inside a junction box and covered to prevent accidental contact or mechanical damage.



REP Some of the junction boxes were not properly secured or fashioned. These should be repaired.



Receptacles

SAFT We did not find properly functioning GFCI receptacles under the kitchen sink as required by current building standards. These were likely not required at the time of construction. We recommend installing GFCI's at this location as a safety precaution.



SAFT We did not find properly functioning GFCI receptacles in the areas within 6 feet of wet areas and sinks as required by current building standards. We recommend installing GFCI's at this location as a safety precaution.

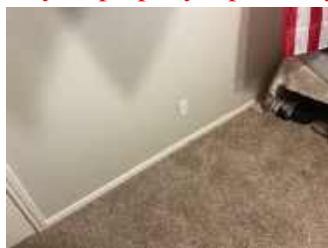


I	NI	NP	D
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SAFT There were instances of ungrounded three prong receptacles. We recommend they be properly repaired by a qualified electrical contractor.



REP There were instances of receptacles that were loose or moved around. We recommend they be properly repaired by a qualified electrical contractor.



REP There were instances of receptacles that did not supply power. We suspect a 'dead' circuit, but could not locate a specific problem. We recommend they be properly repaired by a qualified electrical contractor.



Switches

MONI Extra switches were present that were not in use. These switches are likely pre-wired to control ceiling fans should they be installed at a later date.



I	NI	NP	D
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Lights / Fan

REP Some of the light fixtures were not working. The bulbs may have burned out or there may be other deficiencies. We recommend that the bulbs be tested and replaced, if necessary, and the proper operation of the fixtures be verified.

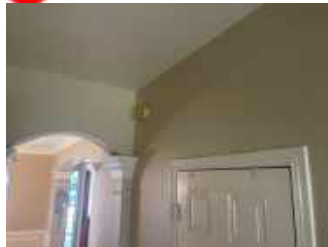


REP Some of the light fixtures were not properly secured or fastened. These should be repaired.



Smoke/CO Detectors

SAFT Some of the smoke detectors did not operate properly and need to be repaired or replaced.




SAFT Smoke detectors were not present at the bedrooms or areas where persons could fall asleep, which should be installed as a safety precaution.


SAFT smoke detectors were not hardwired or connected to each other, which is recommended as a safety precaution so that if one smoke detector is activated, all are activated to provide warning to persons in the home.

IMPR smoke detectors were not all new. A budget should be maintained for replacing the old smoke detector(s) within the next few years. As a safety precaution, they should be replaced every 5 to 10 years.

I	NI	NP	D
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 Security system type smoke detectors and other devices or security system carbon monoxide detectors were present that were not inspected.



 Carbon monoxide detectors were not present, which are recommended and should be installed, such as near the bedroom entrance areas and where any fueled appliances will be used, as a safety precaution.

C. Other

Comments:
Not Inspected & Not Present

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Hot Air
Energy Sources: Energy source: Natural gas, Energy source: Electricity
Comments:

Basic Information
Furnace location: Attic

General Comment
Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

Views of the heating equipment



Garage



Goodman built in 2003



Upstairs unit, American Standard built in 1992

I	NI	NP	D
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Downstairs unit



American Standard built in 1992

Heat supply and return readings as taken at the vent registers



Garage return



Garage supply



Downstairs return



Downstairs supply



Upstairs return



Upstairs supply

DEF This heating was beyond its expected service life. Although still operating, the need for replacement should be expected in the near future.

REP The gas supply line for the furnace was a flexible gas line where it passed through the furnace cabinet. This is a safety risk that should be repaired by a qualified plumber.



B. Cooling Equipment

Type of Systems: Central Split System

Comments:

Basic Information

Method of cooling: Gas compression

Type of system: Gas heat with air conditioning

Manufacturer: Goodman

American standard

Number of units: 3

I	NI	NP	D
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Condenser location: Rear of structure
 Condenser location: Left side of structure
 Electrical disconnect location: Adjacent to condensing unit

General Comment

Cooling supply and return readings as taken at the vent registers



Garage return



Garage supply



Downstairs return



Downstairs supply



Upstairs return



Upstairs supply

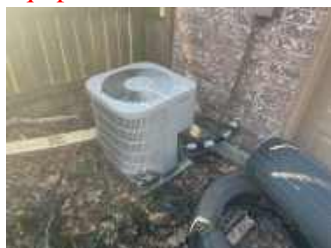
MOVI The air conditioning equipment was evaluated at the readily visible and accessible areas but was not dismantled or tested such as for refrigerant levels and leakage. If concerns are present, we recommend a qualified HVAC contractor evaluate and check the air conditioner equipment before the expiration of your option period or completing the purchase.

The downstairs and upstairs air conditioning were near the middle of their expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

REP The garage cooling system failed to provide any cooling effect. We recommend a qualified HVAC technician be retained to evaluate the system and determine what corrective measures are necessary.

I	NI	NP	D
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DEF The air conditioning units were existing air conditioners that use R22 refrigerant. Air conditioners that use R22 are no longer produced by most manufacturers and this refrigerant is being phased out. When the air-conditioner equipment fails or needs repairs, it is probable that contractors will recommend replacing it since R-22 refrigerant is expensive and parts for these units may be difficult to locate. A budget should be maintained to replace this equipment if and when these units fail.



Condensing Unit

Views of the condenser unit(s)



Goodman 1.5 ton built in 2003, min/max breaker 10/20 amps, R-22



American Standard 4 ton built in 2019, min/max breaker 25/40 amps, R-410A



Goon 3 ton built in 2015, min/max breaker 20/30 amps, R-410A

IMPR The condenser unit coils have been in use for some time. It is recommended that they be cleaned.

I	NI	NP	D
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REP The air conditioner refrigerant lines insulation had gaps that need to be repaired.



IMPR The air-conditioner condenser unit refrigerant line insulation did not have a weatherproof protective sleeve, which should be installed. See IECC, C402.2.10.1



SAFT The fittings at the air-conditioner condenser unit to access the refrigerant lines did not have locking access port caps, which should be installed to prevent theft and to prevent persons from inhaling it, which is a risk of fatality. See M1411.6 and Mechanical section 1101.10.



REP The pad supporting the outdoor condensing had settled, leaving the unit out of level. The connections can be stressed and accelerated wear of the bearings and other components may occur. We recommend the unit be leveled.

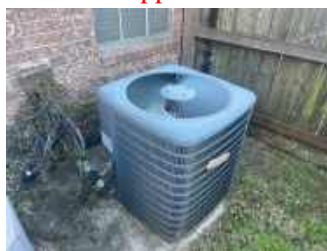


I	NI	NP	D
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REP Shrubs were blocking the air circulation around the condensing unit. We recommend all shrubs be cut back to provide three feet of clearance from the unit.



REP The air-conditioner condenser unit(s) did not have hardware anchoring it to the concrete pad that it was resting on, which should be installed to reduce chances of movement and theft. Excessive movement can add strain to the copper lines and eventual breakage and failure.



DEF Proper water shedding flashing was not present where the air conditioner refrigerant lines and control wire passed through the exterior wall, which should be installed.



REP Some of the condenser casing and coils were corroded. There was significant damage to the condenser unit. Even if operable, this unit should be replaced.



I	NI	NP	D
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Evaporator Coil

Views of the evaporator unit(s)



Garage unit



Goodman built in 2003



Upstairs unit



Alumacoil built in 2015



Downstairs unit



Alumacoil built in 2017

Evaporator drain termination(s)



IMPR The evaporator unit coils have been in use for some time. It is recommended that they be cleaned.

DEF The air-conditioner evaporator unit secondary drain pan was rusted. It needs to be replaced soon.



I	NI	NP	D
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IMPR The air-conditioner secondary condensation drain pan(s) did not have float cutoff switch(es), which could be installed to reduce chances of water damage in the building.



REP The exterior wall had rust marks where water from an overflowing air-conditioner evaporator unit and clogged primary condensation line had dripped into a rusty secondary drain pan and had run down the wall. This may be from a current or previous event. The drain pipe did not extend out far enough from the wall and needs to be extended and the rusty drain pan needs to be replaced. This needs to be repaired by a qualified contractor.



IMPR The air conditioner evaporator unit primary condensation drain line terminated near the foundation. It should be extended several feet away from the foundation to reduce chances of moisture damage and foundation issues.



Garage unit

C. Duct Systems, Chases, and Vents

Comments:

Ducts

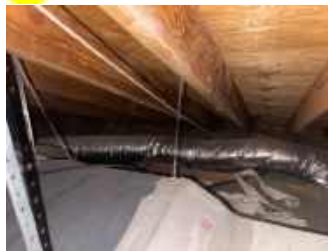
REP The ducts and HVAC systems have been in use since they were installed. Some mold and organic growth is often present and concealed. They should be professionally cleaned or replaced by a qualified HVAC contractor, and the filter(s) should be in place and replaced on a regular basis.

I	NI	NP	D
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REP Some of the ducts were in contact with each other, which could lead to condensation formation and organic growth development. It is recommended that the ducts be separated with insulation where they are close to and in contact with each other.



REP Some of the ducts were lying on the attic floor. They should be suspended with straps.

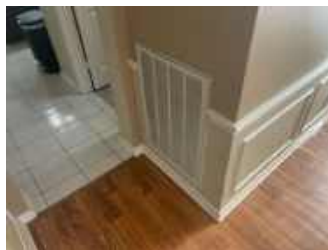


DEF Some of the vent registers were dirty. They need to be cleaned.

DEF Some of the vent covers were loose and not securely attached to the ceilings. Some were not installed. Repairs are recommended.



MOV The building had returns that were made by using the wall cavities, as are found at many older homes. These cavities should be inspected and cleaned on a regular basis.



I	NI	NP	D
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Other Equipment

There were UV light device(s) present at the return plenum(s). Their operation was not evaluated at the time of inspection.



REP The upstairs unit air handler fan assembly made unusual noise while in operation. It should be evaluated and repaired

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D. Other

Comments:

Not Inspected & Not Present

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Main Water Supply Valve: We were unable to locate the main shut-off for the domestic water supply system.

Type of Supply Piping Material: Copper

Comments:

Location of Water Meter

Views of water meter



Water meter was located at the front of the property near the street.

Water Shutoff Comments

NOV No main shut-off valve was located. The water can only be turned off at the meter, which can be inconvenient in an emergency. As an upgrade, we recommend the installation of an approved shut-off valve in an accessible location near the building.

I	NI	NP	D
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Static Water Pressure Reading

Water pressure reading



55 psi

Basic Information

Domestic water source: Public supply

General Comment

MONI Concealed and buried water lines, joints, and parts were present on the property that could not be readily viewed or evaluated. Further investigation, such as hydrostatic testing, is recommended and could be performed by a licensed plumber.

SAFT The exterior water supply faucets did not have backflow prevention devices, which should be installed.



REP There were exposed water supply lines that should be insulated to reduce chances of freeze damage.



REP Some of the exterior hose bib valve handles were broken or missing. These should be repaired.



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

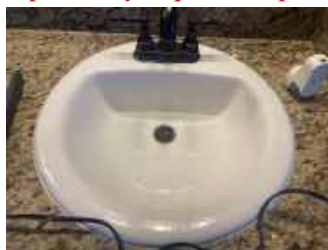
Type of Drain Piping Material: PVC

Comments:

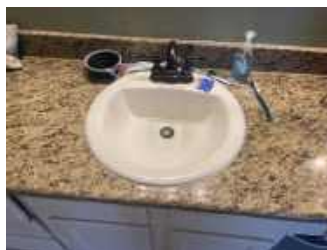
Drain Lines

MOVI Concealed and buried drain lines, joints, and parts were present on the property that could not be readily viewed or evaluated. We recommend further evaluations such as hydrostatic testing and a sewer scope to be performed by a licensed plumber.

REP Some of the drain lines were clogged or obstructed. They need to be unclogged and repaired by a qualified plumbing contractor.



Primary bath



Primary bath

IMPR There were signs of improvised plumbing present. These types of drains are problematic to leak. They should be replaced by a qualified plumbing contractor.



Primary bath

Cleanout

Views of the sewer cleanout.



I	NI	NP	D
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IMPR The drain cleanout cap did not have a pop-up relief valve, which is recommended, to reduce chances of sewage backing up into the home if there is a clog at the neighborhood lateral main drain.



DEF The drain cleanout and cap had not yet been painted. This should be painted to prevent weathering and deterioration from UV light.



MONI Water was found to be sitting in the sewer cleanout pipe. This water was approximately one inch deep in the center. This may indicate that there is a blockage, bellying, other issues in the drainage piping. A sewer scope should be performed to discover such issues. Further evaluation is recommended.



Sewer Cleanout

The sewer cleanout is located at the left-front corner of the structure.

I	NI	NP	D
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Sinks And Tubs

MONI Access to view under the tub and shower areas, such as to check for plumbing and drain leaks was not readily available. This is common in new construction. Access should be present, and further evaluation and any necessary repairs should be performed by a licensed plumber.



DEF The drain stops did not all operate properly and some parts were damaged or missing and need to be replaced.



Toilets

DEF Some of the toilet reservoirs were in contact with or were close to the walls. This can allow for organic or mold growth due to condensation and moisture damage. It is recommended that at least 1 inch of clearance is present between the wall and the reservoir.



C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 40 gallons

Comments:

Basic Information

Location: In the attic

I	NI	NP	D
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General Comment

Views of the water heater(s)



Bradford White 40 gallon built in 2022

Water heater temp reading



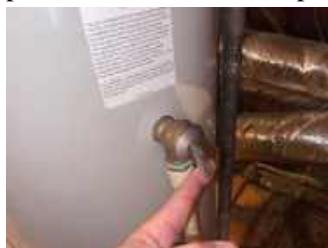
This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

IMPR The water heater drain pan(s) did not have warning or shut down device(s) which are recommended to reduce chances of water damage in the building.



T/P Release Valve

The water heater(s) were equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. The temperature and pressure relief valve(s) operated properly when they were tested during our inspection.



I	NI	NP	D
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Venting

REP The water heater vent strapping was not connected at the roof termination. This should be repaired by a qualified contractor.

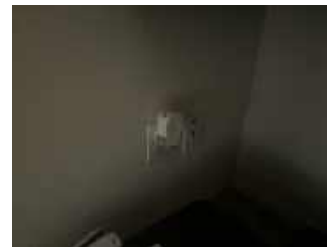


D. Hydro-Massage Therapy Equipment

Comments:

Hydrotherapy Tub

The hydrotherapy tub was filled and activated by the controls and was functional.



DEF The hydrotherapy tub equipment was not accessible for evaluation. We recommend it be installed or made accessible in accordance with current building standards to permit inspection and servicing.



REP The drain stop is missing. We recommend it be replaced.



MO/M Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly.

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Type of Gas Distribution Piping Material: Black Iron

Comments:

Gas Meter Comment

Views of the gas meter



Gas Piping

REP Bonding between the gas supply lines and the breaker panel was not found or readily available at the gas line where it enters the home, where it is normally installed. Bonding should be installed if it is not present.



Sediment were present at the gas supply lines for the water heater(s).



I	NI	NP	D
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DEF Sediment traps were not present at all of the gas supply lines connected to the furnace(s). It is recommended that they be installed, to help trap debris that could clog the burners and cause a malfunction.



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F. Other

Comments:
Not Inspected & Not Present

V. APPLIANCES

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A. Dishwashers

Comments:
Dishwasher
Views of the dishwasher



The dishwasher responded to normal user controls and was found in good condition.

BAFT The dishwasher drain line did not have a visible anti-siphon air gap device, which is recommended to reduce chances of water backing up into the dishwasher if the drain lines become clogged. This is found in many homes, and some new dishwashers may have them installed from the factory. Recommend verifying with the manufactures installation instructions and installing one if not present.



I	NI	NP	D
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B. Food Waste Disposers

Comments:

Disposal

Views of the disposal



The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DEF The disposal had large amounts of rust and deterioration in the grinding chamber, and eventually will rust out. A budget should be maintained for it's replacement in the future.



C. Range Hood Exhaust Systems

Comments:

Ventilation

Kitchen ventilation was provided by a microwave over the burners. The ventilation system operated as intended at the time of our inspection.



IMPR Kitchen ventilation was provided by a range hood over the stove. The fan appears to be properly installed and in serviceable condition. This fan does not vent to the exterior and could be converted to a vent fan that vents out of the building for improved management of smoke and odors.

I	NI	NP	D
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DEF The range hood lights did not turn on. The lightbulbs may need to be replaced, or other repairs may be required.



SAFT The filter and exhaust fan was heavily grease-laden. This can become a fire hazard. We recommend cleaning the filter and the unit.



D. Ranges, Cooktops, and Ovens

Comments:

Oven

Views of the oven



I	NI	NP	D
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The oven was turned on with the normal operating controls and found to be in satisfactory working condition.



Stove

Views of the stove



The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



E. Microwave Ovens

Comments:

Microwave

Views of the microwave



I	NI	NP	D
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The microwave oven operated properly when it was tested during the inspection.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Ventilation

IMPR There was not a bathroom exhaust vent fan present in the primary bathroom shower area, only at the toilet area. A vent fan is recommended to limit moisture accumulation.

REP One or more of the bathroom or laundry ventilation fans did not respond to normal operating controls. These vent fans should be repaired and utilized to limit moisture in these rooms.

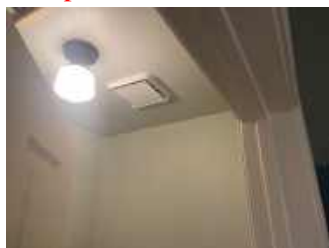


Upstairs guest bath

IMPR The laundry room did not have an exhaust vent present. A vent fan is recommended in this area to help limit moisture accumulation.



DEF The bathroom vent fan made some irregular noises when it was in operation. It needs to be replaced soon.



Primary bath

I	NI	NP	D
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G. Garage Door Operators

Comments:

MONI The garage was converted to a living space and the garage door was not operated.



H. Dryer Exhaust Systems

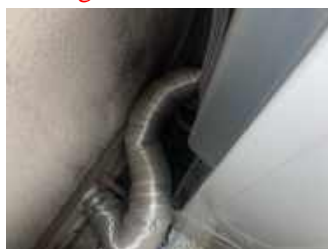
Comments:

Dryer Vent

Dryer vent was installed through the wall



MONI Portions of the dryer vent were inaccessible and was connected to the dryer. This is common, however portions were not readily available for evaluation. It needs to be cleaned out on a periodic basis to reduce the chances of lint accumulation. Dirty dryer vents are a leading cause of house fires.



SAFT The dryer vent had accumulated lint and debris, which is flammable. We recommend it be cleaned as a safety precaution.



I	NI	NP	D
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REP The dryer vent exterior cover was missing and should be replaced.



Washer/Dryer

MONI The hookups for the washer and dryer appeared to be functional at the time of the inspection but were not readily accessible for a complete evaluation. The laundry appliances were not tested. Further evaluation is recommended.



MONI The dryer hookup was intended for a gas or 240 volt electric unit.

- I. Other

Comments:

Appliances: Overall

Views of the refrigerator



The refrigerator was found to be in working condition at the time of inspection.



I	NI	NP	D
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VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**
Comments:
Not Inspected & Not Present

- D. Private Water Wells**
Comments:
Not Inspected & Not Present

- B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Comments:
Not Inspected & Not Present

- E. Private Sewage Disposal Systems**
Type of System: Not Inspected & Not Present
Comments:

- C. Outbuildings**
Comments:
Not Inspected & Not Present

- F. Other Built-in Appliances**
Comments:
Not Inspected & Not Present

- G. Other**
Comments:
Not Inspected & Not Present