ROOF REPLACEMENT Invoice# 098

DATE:
06/16/2024

INVOICE #
098

CUSTOMER ID:
THANHDENNIS

TO:
Thanh and Dennis
2727 Hidden Landing Dr,
Pearland, TX 77584
United States

JOB	PAYMENT TERMS	DUE DATE
Full Roof Replacement	Due prior to installation	06/16/2024

DESCRIPTION

Remove Composition Shingle Roofing and Replace w/ 30 Year Shingles
Remove and Replace Felt Paper with Synthetic Felt
Replace all drip edge
Caulking and Sealing the Flashing as needed
Replace roof jacks and boots as needed
Clean-Up and Removal
Installation Includes a 2-Year Labor Warranty
Includes Windstorm Certificate and Inspection

SUB TOTAL **$9,170.00**

INVESTOR DISCOUNT **($500.00)**

TOTAL PAID - 7/24/2024 **$8,670.00**

MAKE ALL CASHIERS CHECKS PAYABLE TO ROOF SAVERS, LLC.
Thank you for your business!

Background:
This Roofing Agreement is entered into on the 16th Day of June 2024 between:

Service Provider(s): **Roof Savers, LLC**. located at **16666 Northchase #180, Houston, TX, 77060** and **Client(s)**: **Thanh and Dennis** located at **2727 Hidden Landing Dr., Pearland TX 77584**

Services

1. The Service Provider agrees to provide the services and the Client agrees to purchase the following services highlighted on Page 1 of this Agreement.

Description of Services

2. **Roof Savers, LLC** will furnish all permits, labor, materials, equipment, apparatus, tools, transportation and services necessary for, and incidental to, the proper installation and completion of the project. This work will include **removing and disposing of existing roof shingles**; **removal and installation of new underlayment**; installing **new flashings as needed**; **re-decking any rotten roof decking** and **installing new, 30-Year Manufacturer Warrantied Architectural Shingles** to cover the entire roof area.
3. The approximate number of squares of shingles to be installed is: **35 Squares**.
4. Flashing is to be replaced as needed on pertinent areas such as chimneys, valleys, ridges, plumbing vents, step-flashings, dormer aprons or top-flashings, etc.

Warranty and Inspection

5. After all services are completed, the client may inspect the quality of the workmanship, or the client may appoint an inspector to do so.
6. In the event the Services do not meet the standards of this Agreement, the Client may:
    a. Request revisions to the project which are due to faulty workmanship for up to **[2 Years]**, to meet the specifications indicated in this Agreement.
    b. This **2-year** warranty is exclusive to workmanship and does not cover wind damage, hail damage, or other damages unrelated to the workmanship of this agreement.
    c. This warranty IS transferrable for up to **[2 years]** should the homeowner change within that time.

Purchase Price

7. The Client agrees to pay to **Roof Savers, LLC** a total sum, including all taxes and fees, of **$8,670.00** for all obligations under this Agreement.

Payment

8. Payment for the Services will be by: [Select Payment Method which applies]
    a. [Cashier Check];
    b. [Cash];
    c. [Financing Agreement] – Indicated on financing form if applicable.

Limitation of Liability

9. **Roof Savers, LLC** shall not in any circumstance be liable for any loss of profit, goodwill, business, business opportunity, indirect, special, consequential, or punitive damage arising from this Agreement.
10. In no event will **Roof Savers, LLC** be liable for any amount exceeding the price paid by the Client for the Services giving rise to the claim.

Weeks Service Company
1306 Hwy 3 South, League City, TX 77573
(281) 332-9555

BILL TO
Thanh Tsan
2727 Hidden Landing Drive
Pearland, TX 77584 USA

INVOICE	INVOICE DATE
3075154	Jun 06, 2024

JOB ADDRESS
Thanh Tsan
2727 Hidden Landing Drive
Pearland, TX 77584 USA

Terms: COD
Completed Date: 6/6/2024
Technician: David Partida

Technician: Thomas Smotherman-Irwin

Payment Term: Due Upon Receipt
Due Date: 6/6/2024

DESCRIPTION OF WORK

15 seer 3-1/2 ton condenser

Installed condenser on slab and blocks unit anchored. Installed new txv for Rheem coil.system charged and cooling.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
City permit	City Permit: Permit required by city manually calculated.	85.00	$1.00	$85.00
Pad and Blocks	Pad & Blocks: Raise your condenser to meet code or to protect from flooding and dirt.	1.00	$225.00	$225.00
EXW-COND	Condenser Extended Warranty: 12 Year Labor Extension for Condenser	1.00	$895.00	$895.00
153.5T(H/V)GD-C	3.5 Ton 15 SEER2 Condenser: Install New 3.5 Ton 15 Seer2 single stage condenser. Includes new pad, disconnect, whip, breaker, and permit where required. 5 year transferable parts warranty, 12 years to original registered owner. 1 year labor coverage with optional 12 year labor extension available.	1.00	$6,737.00	$6,737.00
DX4SEA4210	Single stage condensing unit 14.2 SEER	1.00	$0.00	$0.00

Daikin DX4SEA4210 S/N: 2404056036

#	DESCRIPTION	TOTAL
DW-00009	Diagnostic Fee Waiver Promotion: Experience added value with our repair service! When you choose to proceed with repairs, we'll waive the diagnostic fee, saving you money and ensuring transparency in our service process. It's our commitment to delivering exceptional value and customer satisfaction.	-$89.00
Comfort36015%	Comfort 360 15% Discount: PESA Membership discount	-$1,178.55

PAID ON	TYPE	MEMO	AMOUNT
6/6/2024	Cash		$6,674.45

POTENTIAL SAVINGS	$0.00
SUB-TOTAL	$6,674.45
TAX 0%	$0.00
TOTAL DUE	$6,674.45
PAYMENT	$6,674.45
BALANCE DUE	**$0.00**

Thank you for choosing Weeks Service Company

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here  Date 6/6/2024

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Weeks Service Company has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

TACL A109772C Regulated by the Texas Department of Licensing and Regulation
P.O. Box 12157, Austin TX 78711, 512-463-6599, www.TDLR.texas.gov

Sign here  Date 6/6/2024

RedFish Inspections
Property Inspection Report

2727 Hidden Landing Dr, Pearland, TX 77584
Inspection prepared for: Dennis Vo
Real Estate Agent: Joseph Callahan - Exp Realty LLC

Date of Inspection: 7/11/2023 Time: 12:30 PM - 4:30 PM
Age of Home: 18 years old Size: 1958 sqft
Weather: Mostly sunny

Inspector: James Sprouse
#22537
1002 Gemini Ave, Suite 200, Houston, TX 77058
Phone: 713-568-8184
Email: scheduling@redfishinspections.com

PROPERTY INSPECTION REPORT FORM

Dennis Vo	7/11/2023
Name of Client	*Date of Inspection*
2727 Hidden Landing Dr, Pearland, TX 77584	
Address of Inspected Property	
James Sprouse	#22537
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*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.

RESPONSIBILTY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (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).

RESPONSIBILTY 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

Type of inspection: Buyer's Inspection
Approximate age: 18 years old
Building Style: 1 Story, Single Family Residence

General Appearance: Good
Street Entrance Faces: West
State of Occupancy: Occupied

Weather Condition: Mostly sunny
Ground Cover: Dry
Temperature: 92 F

This structure was a 18 years old building. As with all buildings, ongoing maintenance is/will be required and improvements to the systems of the structure will be needed over time. The improvements that are recommended in this report are not considered unusual for a building of this age and location. Please remember that there is no such thing as a perfect construction.

The structure contained furniture, equipment, and/or other items that blocked visibilty. The many floors, walls and closets were full with the owner's belongings, preventing a thorough inspection of those areas. We recommend having those areas inspected after all walls, floor etc... are cleared.

Descriptions— When outside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the main entry door, even if it does not face the address street. When inside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the room entrance.

The interior was inspected in a clockwise fashion. The first room of the structure that comes up starting at the front door will be bedroom 1, then bedroom 2 etc... likewise for the bathrooms or any other multiple numbered rooms. Half bathrooms will be counted separately from the full bathrooms.

If you have any questions about room descriptions or locations, please contact us; it’s important that you be able to identify the rooms that we discuss in your report.

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information only. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Some issues may be difficult to photograph or too numerous so not all problem areas or conditions will be supported with photos.

To view videos and review highlighted glossary terms in the report the PDF will need to be downloaded and viewed with a full PDF reader such as Adobe. If videos are in report the caption will state "CLICK to VIEW VIDEO" and there will a narrative to discuss content of video.

RED text are comments of what we consider to be more significant deficient components, safety issues or conditions which need attention, repair, or replacement. Systems with multiple observed issues will be directed to a list of observed conditions in the report, a complete evaluation by a professional contractor/specialist is recommended to determine if any hidden conditions exist. These comments are also duplicated in the Report Summary page(s).

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X				A. Foundations

Type of Foundation(s): Slab Foundation
Comments:

NOTE: The foundation performance opinion stated hereunder neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. This inspector is not responsible for defects in the foundation in areas that are not visible for inspection. The inspector does not perform any engineering studies or measurements such as geological, and hydrological stability test, soil conditions reports; wave action reporting; any form of engineering analysis. Only licensed engineers can conduct such evaluations. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

FOUNDATION LEVEL

NOTE: A precision pressurized hydrostatic altimeter was used to measure the level of the foundation (the yellow rectangles photographed in this section). This data provided us with additional information to help us determine the performance of the foundation. Furthermore, this data included in the report will give the buyer a baseline for future movement.
The digital reader which the unit is in inches, was "zeroed" at the front door. A level/measurement was then taken at the different corners of the foundation and any other areas we considered necessary. A generally accepted standard of one half inch in ten feet (1/2" in 10') was used to determine if the foundation was considered flat within tolerance.
Floor finishes such as carpet do affect the reading. About 0.3" to 0.5" is deducted from the reading to compensate for the carpet and padding thickness. These finishes are taken in consideration in our calculation of foundation level differential. We have not yet found a perfectly flat foundation.
Should you have any questions concerning this tool or data, please ask the inspectors.

FOUNDATION PERFORMANCE

In our opinion the foundation was performing as intended at the time of inspection.
Although the floors were not level within the typical constructions standards described above, there were no visible indications of significant structural movement in the roof structure, or exterior/interior finishes of the structure. If there are any concerns, we recommend having a certified & licensed structural and / or foundational specialist inspect structure.

The structure had attaching slabs “expansion joints” between the driveway and the garage/house. This is a location for wood destroying insects (termites) to

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

I	NI	NP	D

enter the home. Home owner needs to perform frequent inspections of these areas.

Corner cracks were noted on one or more corners of the foundation. Corner cracks are generally caused by the early removal of form boards and/or improper flashing installation between the slab and the brick veneer/stone veneer. No structural defect was noted with this condition. We recommend having these cracks patched/sealed to minimize the opportunity of insect infestation. This was observed on the front

Wood form boards were left in place and were in contact with the foundation. We recommend having them removed to prevent creating conducive conditions for wood destroying insect activity. This was noted on the front, rear, left.

Driveway/walk to foundation: Remove wood boards, Monitor area for insect activity

Left front: Corner crack

Front door

Bedroom 1

Bedroom 4

Back door

Living room

Laundry room

Garage door

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I	NI	NP	D	
X			X	B. Grading and Drainage

Comments:

GUTTERS / DOWNSPOUTS

RECOMMENDATION: This structure had an incomplete gutter system. We recommend gutters to be used under all roof sides to redirect water from the roof to the downspouts and extensions 5 feet away from the foundation.

One or more downspouts were discharging too close to the foundation. We recommend having downspouts discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Loose, bent, or damaged gutters were noted. We recommend having these repaired.

FOLIAGE

Tree roots adjacent to the structure could have a potential of damaging the foundation. We recommend consulting with a professional, competent and qualified arborist for the best solution to protect the structure as well as the tree. These roots were located on the front.

SOIL

High soil was observed around the structure. We recommend having 4 inches minimum clearance between soil/brick and 6 inches minimum clearance between soil/siding and/or stucco, in order to prevent moisture intrusion/damage, as well as conducive conditions for wood destroying insects and other pests. The high areas were observed on the front.

The grading around the structure should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition/removal of top soil. The ground should slope away from the structure at a rate of six inches in the first ten feet. In some cases, the installation of an underground drain may be a more efficient or cost effective solution.

PESTS

Ant nests were observed, we recommend treatment against any type of insect especially when close to structure. These were noted on the right, rear.

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

I	NI	NP	D

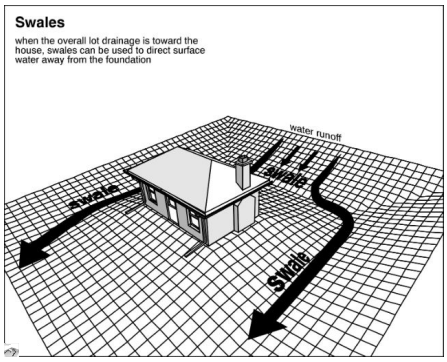
Incomplete gutter system

Downspout extension missing, discharge near structure

Rear: Bent/disconnected gutter

Front: Tree roots adjacent to foundation

Front: High soil/mulch



Proper drainage design

Right: Ant nest

X			X	C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt shingles
Viewed From: Walked the roof
Comments:

NOTE: We recommend all repairs to the roof covering be performed by a professional, competent and qualified roofing contractor.

FLASHINGS

The sealant at many of the flashings and protrusions was deteriorated. This

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I	NI	NP	D

condition is not uncommon as roofing cement and caulk can degrade quickly depending on the amount of sun exposure. Roof sealants should be inspected and maintained on an annual basis to prevent water intrusion.

Exposed nail heads were noted at the roof protrusions and/or ridge shingles. Nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas.

Note: A gap was observed between the roof shingles and the soffit. We recommend having this patched/blocked to prevent intrusion into the attic space. This was observed on the front.

SLOPED ROOFING

Uplifted shingles were observed. We recommend having the fastener (nail) resecured and the shingles sealed down to prevent further uplift and potential damage. This was noted on the right side, and right front ridge.

Prior repairs to the roofing were evident. This would suggest that problems have been experienced in the past. We recommend asking the sellers about any previous roof leaks and monitoring these areas.

The degree of granule loss/deterioration on the shingles indicated the roofing material was nearing the end of its life cycle. Replacement will become necessary in the near future. It would be wise to budget for the replacement.

Damaged, torn and/or missing shingles were observed on the roof. We recommend having all damaged shingles replaced to prevent further damage and water intrusion.

Front

Left

Exposed nail heads

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

I	NI	NP	D

Rear

Right

Front: Gaps at soffit/shingles

Granule loss/deterioration at ridge shingles

Rear: Evidence of prior repair

Right front ridge: Loose/uplifted shingle

Right: Uplifted shingle

Top ridge: Damaged/deteriorated shingle

Right front ridge: Torn/damaged shingle

Left front: Damaged shingles with exposed roof deck/structure

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I	NI	NP	D
X	X		X

D. Roof Structure and Attics

Viewed From: Entered and walked all accessible attic space
Approximate Average Depth of Insulation: 0 to 12 inches
Comments:

NOTE: We recommend all repairs to the roof structure be performed by a professional, competent and qualified framer.

ROOF STRUCTURE

Note: Portions of the roof structure had no accessible attic space. We were unable to perform a visual inspection of those areas.

Note: Not all areas of the attic were accessible or visible at the time of the inspection due to the design of the roof structure and location of duct work.

The attic pull-down stairs were difficult to operate. We recommend having the hardware adjusted for easier operation.

Daylight was visible from the attic space at one or more roof protrusions. We recommend having these areas sealed to prevent water intrusion.

ATTIC INSULATION / VENTILATION

The pull-down stair to the attic was not insulated. We recommend adding insulation for improved energy efficiency.

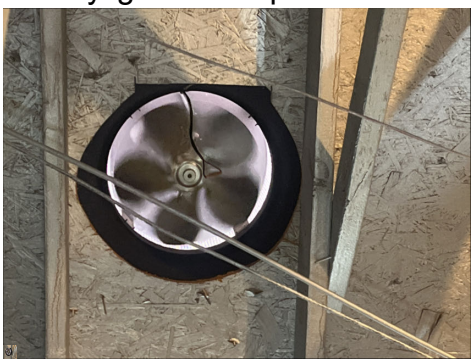

Front


Left


Daylight at roof protrusions

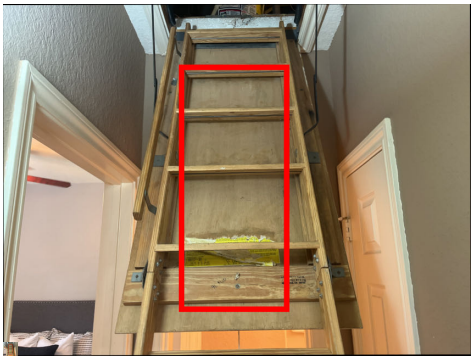

Rear


Right


Power ventilator on

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

I	NI	NP	D



Pull-down stairs lacked insulation

X			X	E. Walls (Interior and Exterior)

Wall Materials: Exterior walls: brick veneer, Interior walls: painted drywall
Comments:

NOTE: We recommend all repairs/improvements/replacements to the walls be performed by a professional, competent and qualified contractor.

EXTERIOR WALLS

The exterior caulking in multiple areas around the house at various siding transitions, expansion joints, wall protrusions, doors, windows and other areas, was deteriorated or insufficient. Exterior caulking is the first energy efficient measure to install. This helps minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measure in modern construction practice. Good caulking and sealing will reduce dust, dirt, and prevent damage to structural elements. We recommend updating regularly.

A hairline crack was noted in the brick veneer. This appeared to have been thermal expansion. We recommend repointing to prevent further deterioration. This was observed on the front.

A step crack was observed on the exterior brick veneer. This typically is an indication of structural movement. We recommend patching and monitoring. This was noted on the front.

The lintels over the openings (windows/doors) were found to be rusted. These elements support the brick veneer above the openings. We recommend having them (re)painted to prevent deterioration.

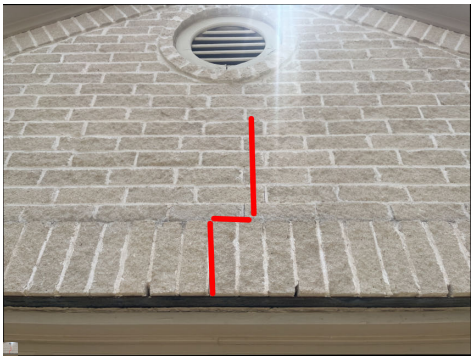
Sagging/deflection was noted in the header above a doorway. This could indicate structural movement or be the result of improper installation/materials. Further, more invasive investigation would be required to determine if immediate action is needed to prevent further damage. We recommend consulting with a qualified contractor. This was observed on the front above the garage overhead door.

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

I	NI	NP	D

Right: Deteriorated caulk at expansion joint

Front: Hairline cracks



Front: Step crack

Front: Rust at lintels

Front: Sagging header

X			X	F. Ceilings and Floors

Ceiling & Floor Materials: Ceilings were made of textured drywall, floors were made of tile, wood laminate, and carpet.
Comments:

NOTE: We recommend all repairs/improvements/replacements to the ceilings and floors be performed by a professional, competent and qualified contractor.

CEILINGS

Hairline cracks, which were by nature mainly cosmetic, were noted on the ceiling. We recommend having these caulked and painted.

Nailpops, which are by nature cosmetic, were noted. We recommend these be re-secured, caulked and painted.

Evidence of patching was detected, which indicates previous work performed. We recommend monitoring.

Moisture staining/damage was noted and the area was confirmed with a moisture meter and/or infrared thermal Imager to be dry at the time of inspection. We recommend monitoring. This was observed in the dining room, and bathroom 1.

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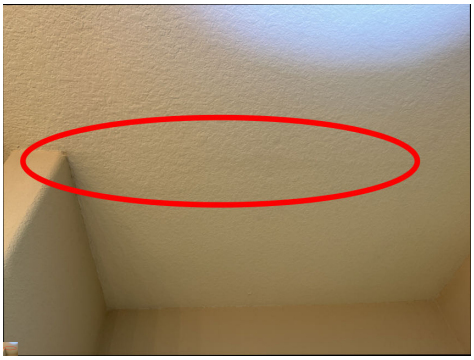
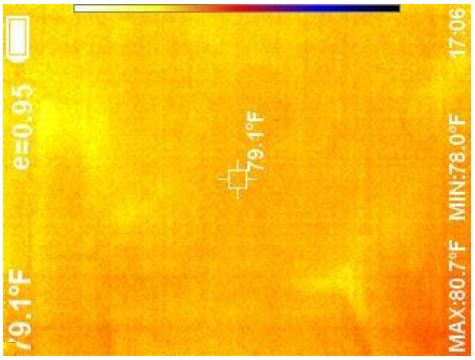
I	NI	NP	D

Garage: Hairline cracks/patching



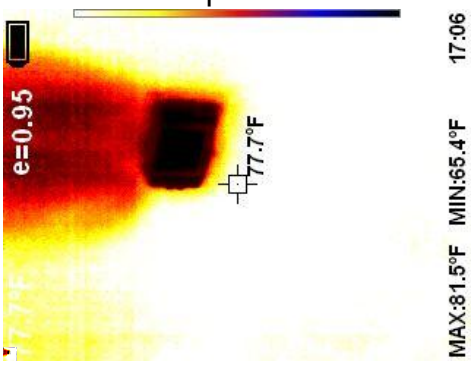
Bathroom 1: Moisture stain



Bathroom 1: Moisture stain confirmed dry at time of inspection

Bedroom 1: Nail pop

Dining room: Moisture stain



Dining room: Moisture stain confirmed dry at time of inspection

X			X	G. Doors (Interior & Exterior)

Comments:

NOTE: We recommend all repairs/improvements/replacements to the doors be performed by a professional, competent and qualified contractor.

A door was noted out of plumb and moved on its own when open. This did not appear to be the result of foundation shifting, rather minor structural movement. Should this become too much of annoyance, we recommend rehanging the door. This was observed in bedroom 1, and bedroom 2.

A door was rubbing on the carpet. We recommend having this undercut to allow for proper air circulation when the door is closed. This was found in the bedroom 3 closet.

Damaged weather stripping was noted on an exterior door. We recommend having this repaired to reduce air and moisture infiltration. This was observed at the front door.

Daylight was observed coming through an exterior door when closed. We recommend having this adjusted or additional weather stripping be added to prevent air infiltration. This was observed at the back door.

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

I	NI	NP	D

An exterior door had wood decay at the base of its frame/trim. No moisture was noted on the interior. We recommend replacing all deteriorated wood to prevent further damage to the structure and creating conducive conditions for wood destroying insects. This was observed at the back door.

The trim at the overhead garage door showed evidence of localized rot. We recommend having this repaired to prevent further deterioration.

The door between the garage and the interior of the house was not equipped with an auto-closer device. We recommend having one installed to prevent automobile fumes from entering the house.

Bedroom 1: Out of plumb

Bedroom 3 closet, rubbed on carpet

Back door: Daylight

Front door: Damaged weatherstripping

Back door: Wood decay at trim

Garage: Wood decay at trim

Garage man door: Auto-close device recommended

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

I	NI	NP	D	
X	X		X	H. Windows

Window Types: Aluminum, single-hung style, picture, double pane, glass block, windows
Comments:

NOTE: We recommend all repairs/improvements/replacements to the windows be performed by a professional, competent and qualified contractor.

The exterior and interior caulk around the windows was deteriorated. We recommend repair. Exterior caulking is the first energy efficient measure to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

The windows were equipped with solar screens. This limited our visibility of the windows from the exterior. If this is a concern, we recommend having the solar screens removed and the windows further evaluated. This was noted on the front, and rear.

Damaged window screens were found. We recommend having these replaced to prevent insect intrusion.

Damaged/loose weather stripping was noted at multiple windows. We recommend having these repaired to reduce air infiltration and help keep the pane secure.

Window hardware was loose or missing. We recommend having this repaired/replaced. This was observed in both dining room windows, each living room window, as well as bedroom 4 at the center window, and right window.

A window had lost its seal/experienced low-E failure. This had resulted in condensation/discoloration developing between the panes of glass, and can cause the glass to lose some of it's insulating properties. We recommend having the glass repaired or replaced. This was observed in the living room.

A window would not stay open at the time of inspection. This is a potential safety hazard. We recommend having this repaired. This was found in the living room, and both dining room windows.

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

I	NI	NP	D

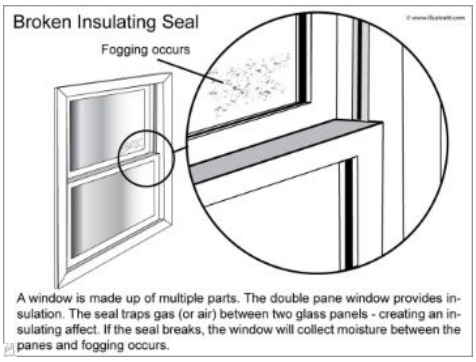
Around house: Deteriorated caulk

Left: Damaged weatherstripping

Dining room: Damaged screen

Living room: Lost seal

Living room: Evidence of lost seal



Lost seal

Bedroom 4: Loose spring

Living room: Would not stay open

		X		I. Stairways (Interior & Exterior)

Comments:

X			X	J. Fireplaces and Chimneys

Locations: Fireplace was located in the living room
Types: Fireplace was prefabricated
Comments:

NOTE: We recommend all repairs/improvements/replacements to the fireplaces/chimneys be performed by a professional, competent and qualified

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

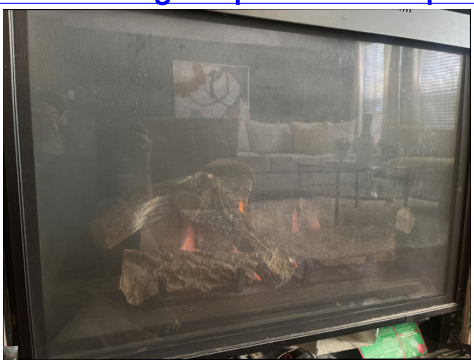
I	NI	NP	D

chimney specialist.

FIREPLACE

The fireplace operated as intended at the time of the inspection.

The fireplace had some fog on its inside glass panel, which I recommend cleaning. It is necessary to clean the glass periodically. During initial start-up, condensation, which is normal, forms on the inside of the glass and causes lint, dust and other airborne particles to cling to the glass surface. Also, initial paint curing may deposit a slight film on the glass. All glass should be cleaned after the first 4 to 6 hours of initial burning to remove deposits before they become baked on through further use. After the initial cleaning, glass should be cleaned two or three times during the heating season. For more information, you can go to http://www.americanheritagefireplace.com/faqs.html



Fireplace fired up

X				K. Porches, Balconies, Decks, and Carports

Comments:

NOTE: We recommend all repairs/improvements/replacements to the porches/balconies/decks/carports be performed by a professional, competent and qualified contractor.

PATIO

The patio performed as designed at the time of inspection.

X			X	L. Other

Materials:
Comments:

FENCE

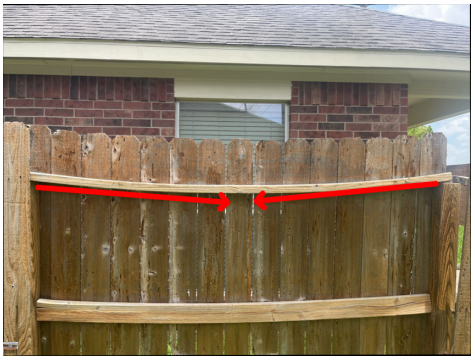
Portions of the fences were found to be aged and in poor condition. We recommend consulting with a professional contractor to determine cost for repairs/replacement.

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

I	NI	NP	D

Fence: Damaged picket

Fence: Tilted posts



Fence: Warped boards

II. ELECTRICAL SYSTEMS

X			X	A. Service Entrance and Panels

Panel Locations: Electrical service panel was located on the right side of the house, the subpanel was located in the garage.
Materials & Amp Rating: FYI: The copper feeders were non identifiable, the service breaker was rated for 150 amps and the panel was 225 amps. The maximum service was the smallest rating of these three number which was undetermined.
Comments:

NOTE: We recommend all repairs on the electrical system and in the electrical panel be performed by a licensed, professional, competent and qualified electrician.

SERVICE PANEL

We recommend caulking the top and sides of the electrical main panel to prevent moisture intrusion.

SUBPANEL

The service equipment was not equipped with a surge protector. Today's standards require a surge protector to be integrated with or installed near the service entrance in order to protect the whole house from electrical surges. We recommend repair.

The screws used had sharp and pointy ends instead of blunt ends. This can be a safety hazard as the point could penetrate electrical conductors and cause shocks and/or short circuits. We recommend having these replaced.

The conductors were installed too close to the dead front screw holes. This is a potential safety hazard when installing and removing the dead front. We recommend that a spacer be installed to keep the conductors a safe distance away.

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

I	NI	NP	D

Insufficient Arc-Fault Circuit Interrupter (AFCI) protection was installed. Building codes with which new homes must comply require the installation of AFCI protection of all 15 and 20 amp circuits providing power to outlets/lighting in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, and similar rooms. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.
Although AFCI protection may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. We recommend you consider updating the existing electrical to provide adequate AFCI protection.
Arc-fault protection can be provided using AFCI circuit breakers installed at the electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

An ungrounded conductor (hot) was improperly identified. We recommend having this permanently re-identified.

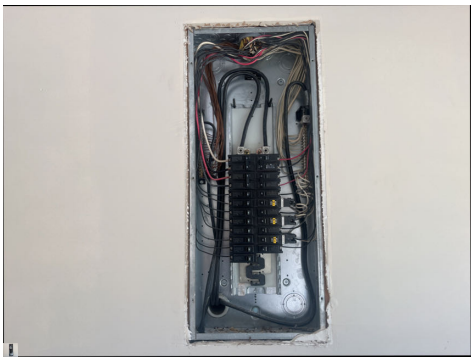
Scorching visible on the dead front cover of the subpanel indicated overheating of electrical components located within the panel. This condition was a potential fire hazard. We recommend evaluation and any necessary repairs be performed.

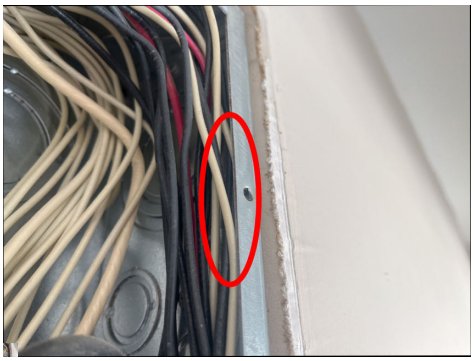

Right: Cutler-Hammer service panel


Right: Service panel with deadfront removed


Top and side: Caulk missing at wall connection

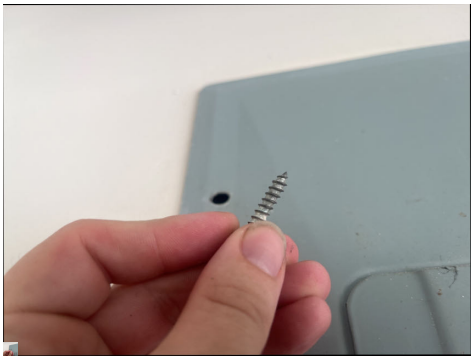

Garage: Cutler-Hammer sub panel


Garage: Sub panel with deadfront removed

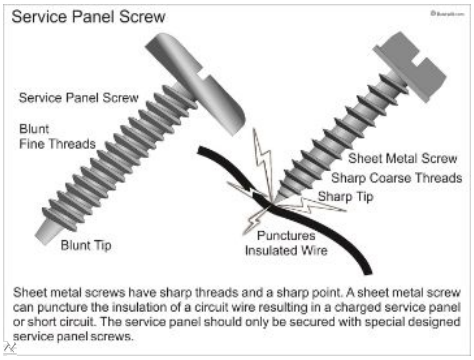

Sub panel: Missing spacer

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

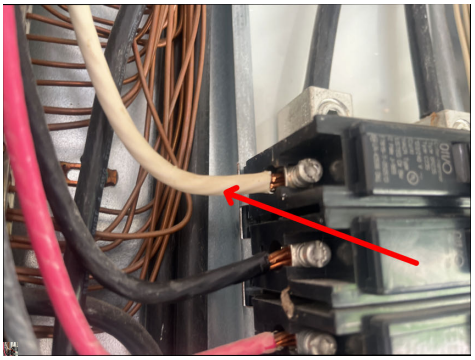
I	NI	NP	D



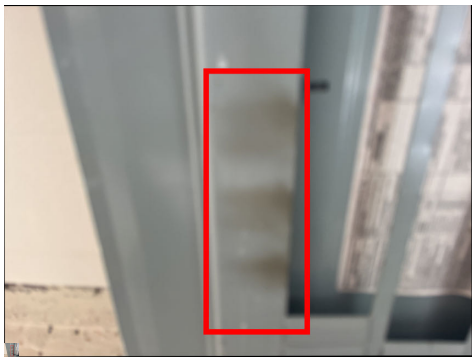
Sub panel: Improper deadfront screws



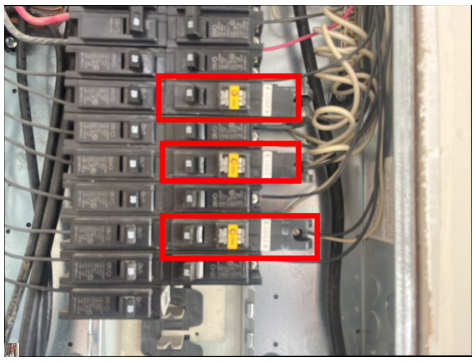
Proper screw to be used



Sub panel: Improperly color coded conductor



Sub panel: Scorch marks on deadfront interior



Sub panel: Area of scorch marks on deadfront

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

Type of Wiring: Copper wiring
Comments:

NOTE: We recommend all repairs on the electrical system and in the electrical panel be performed by a licensed, professional, competent and qualified electrician.

FIXTURES

All exterior fixtures exposed to the elements should be caulked at the wall connection to prevent water and insect intrusion. We recommend caulking.

OUTLETS

Note: Not all receptacle outlets and GFCI devices were tested as the house contained furniture an/or other belongings which blocked access at the time of the inspection. Should any outlets be found to be deficient after the furniture is removed, we recommend having a licensed electrician evaluate and repair as needed.

Today's standards require having a bubble cover on all exterior receptacle outlets exposed to the elements. We recommend making the upgrade.

One or more outlets in the home were improperly secured and moved when plugs

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

I	NI	NP	D

were inserted. Outlets should be securely installed to prevent fire, shock and/or electrocution hazard. We recommend having these improved.

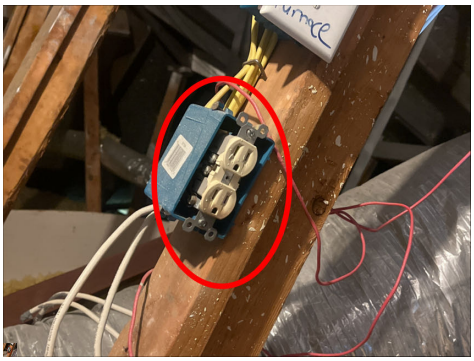
At the time of the inspection, an electrical outlet/switch cover plate was not installed. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. We recommend a cover plate be installed. This was observed in the attic.

A receptacle outlet was found to not be protected by a Ground Fault Circuit Interrupter (GFCI) receptacle. Today's standards require GFCI protected outlets be installed at all 120 and 240 volt circuits at the kitchen counters/islands, laundry rooms, in basements, crawlspaces, garages, the home exterior as well as any interior receptacles located within 6 feet of a plumbing fixture as measured by flexible cord, to avoid potential electric shock or electrocution hazards. We recommend having this repaired per today's standards. This condition was observed at the in the garage, laundry room, the dryer outlet. and at the exterior outlets.

Around House: Caulk missing at fixture to wall connection

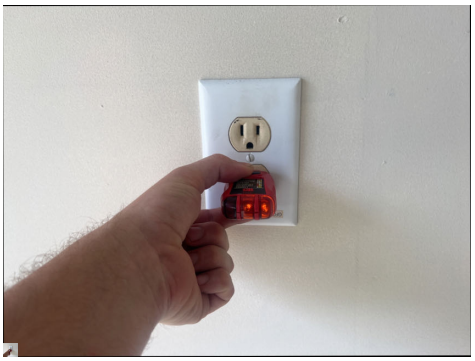
Exterior: Bubble cover recommended

Living room: Loose outlet



Attic: Missing cover plate

Dryer outlet: Not GFCI protected



Garage: Outlet not GFCI protected

		X		C. Other

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X				A. Heating Equipment

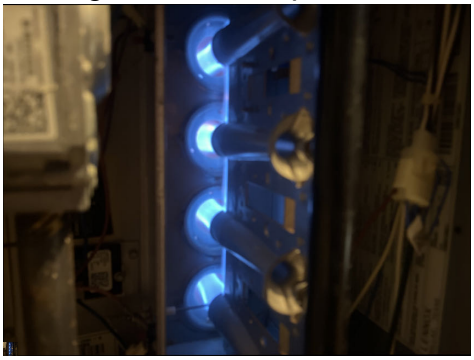
Type of Systems: Central forced air, the furnace was located in the attic
Energy Sources: The furnace was gas powered
Comments:

NOTE: We recommend all maintenance/repairs to the HVAC system be performed by a licensed, professional, competent and qualified HVAC technician.

FURNACE OPERATION

The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from all supply air registers. No further equipment diagnostics were performed as part of this home inspection.

Furnace model and serial numbers



Furnace fired up

Hot air temperature

X	X		X	B. Cooling Equipment

Type of Systems: Central forced air, split system, The condensing coil was located on the left side of the house, the evaporating coil was located in the attic.
Comments:

NOTE: We recommend all maintenance/repairs to the HVAC system be performed by a licensed, professional, competent and qualified HVAC technician.

TEMPERATURE DIFFERENTIAL

Testing the differential temperature of the supply (vent) air and the return (ambient) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 15.◦ f. & 20.◦ f. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed, professional, competent and qualified HVAC technician.

The temperature differential was 16 degrees.

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

I	NI	NP	D

CONDENSER UNIT

The refrigerant line insulation was old and deteriorated. We recommend having this replaced for added efficiency and to prevent condensation from forming on the cold line and dripping on the attic insulation.

Damage/corrosion was noted on the condensing coils cabinet and/or grille. We recommend repair for improved air flow, efficiency, and to prevent further deterioration.

The unit was out of level. This could lead to refrigerant mixing with the oil, which could damage the coils and reduce its life expectancy. We recommend having the pad under the unit be leveled.

EVAPORATOR UNIT

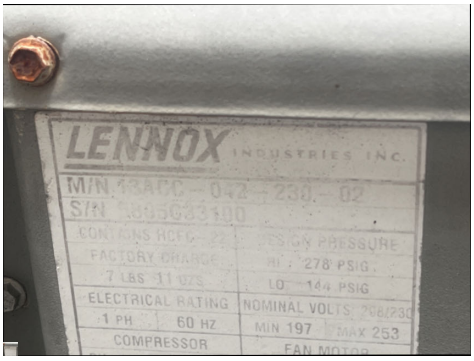
The evaporating coils had been sealed. Cutting the seal goes beyond the scope of the home inspection. We were unable to view the condition of the coils. We recommend having the HVAC system serviced on at least a biannual basis.

Debris was noted in the evaporating coils safety pan. We recommend all debris be removed to prevent drain lines from clogging.

The condensate drain pan was rusted. This indicates that there has been a failure in the primary condensate drainage system at some point in time. This may or may not have been corrected. There is potential for extensive ceiling damage if this pan overflows. You should have a qualified HVAC contractor repair or replace the condensate drainage system.

Evidence of a coolant leak was noted in the form of blue staining on the evaporator coils cabinet and/or in the safety pan. This may or may not have been repaired. We recommend having the system serviced any active coolant leaks identified and repaired.

NOTE: Condensing coils and evaporating coils have a typical life expectancy of 10 to 15 years. The coils were approaching the end of their useful life. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.



Condenser unit model and serial numbers faded

Return temperature

Primary suite vent temperature

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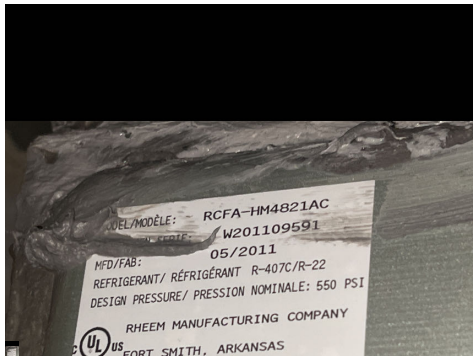
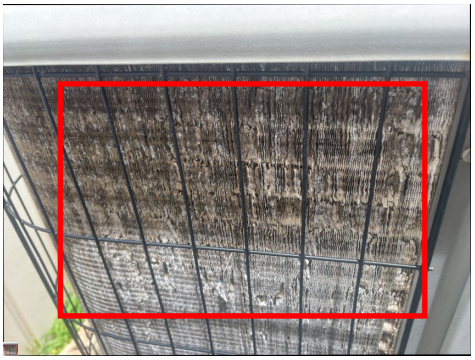
I	NI	NP	D



Evaporator unit model and serial numbers


Old and deteriorated refrigerant line insulation


Damaged/deteriorated coil fins


Out of level


Attic: Evaporating coils sealed/unable to view coils


Debris in safety pan


Rust in safety pan


Evidence of coolant leak

X			X	C. Duct Systems, Chases, and Vents

Comments:

Multiple air ducts were found to be in contact with one another. Today's standards do not allow this practice anymore as thermal bridging could create condensation inside or between the ductwork. We recommend having the ducts strapped and separated.

A significant temperature discrepancy was measured at the registers in the front portion of the home compared to the rear of the house. Should this affect your living comfort, we recommend having the duct further evaluated and adjusted as

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

I	NI	NP	D

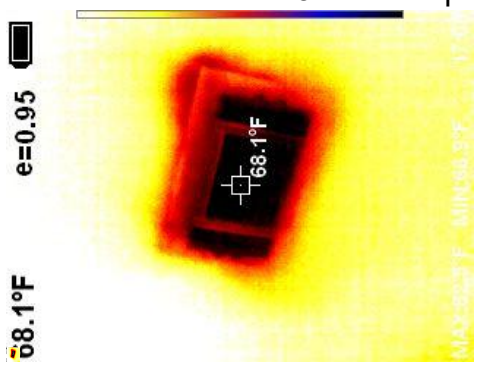
needed.

Bedroom 1 vent temperature

Bedroom 2 vent temperature

Bedroom 3 vent temperature


Ducts in contact



FYI: Thermal image of cool air at vent

		X		D. Other

Comments:

IV. PLUMBING SYSTEMS

X			X	A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Front of structure
Location of Main Water Supply Valve: Garage
Static Water Pressure Reading: 65 psi
Type of Supply Piping Material: CPVC
Comments:

NOTE: We recommend all maintenance/repairs to the water supply system be performed by a licensed, professional, competent and qualified plumber.

DISTRIBUTION PIPE MATERIAL

The water supply pressure was adequate, as it was below the maximum acceptable limit of 80 pounds per square inch (PSI) at the time of the inspection.

EXTERIOR

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

I	NI	NP	D

An exterior hose bibb did not have a back flow preventer. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are cheap and can be found in most home improvement stores. We recommend making the upgrade.

A faulty backflow preventer was noted. We recommend having this replaced. This was observed on the front.

FAUCETS

A leaking faucet control was noted. We recommend repair to prevent damage to the cabinets or structure. This was observed in bathroom 2 at both lavatories.

BATHROOM LAVATORIES

FYI: An under lavatory cabinet had water damage which appeared to be the result of past leakage. The moisture meter showed no elevated levels of moisture present in the cabinet floor at the time of the inspection indicating that the source of leakage may have been corrected. We observed this in bathroom 1.

MAINTENANCE: A stopper was not functional at a bathroom lavatory/tub. We recommend having stoppers adjusted or repaired to retain water as designed. This was noted in bathroom 1 both lavatories, and bathroom 2.

BATHTUBS/SHOWERS

All shower and bathtub handles, faucets, spouts and shower heads should be caulked at the wall. Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

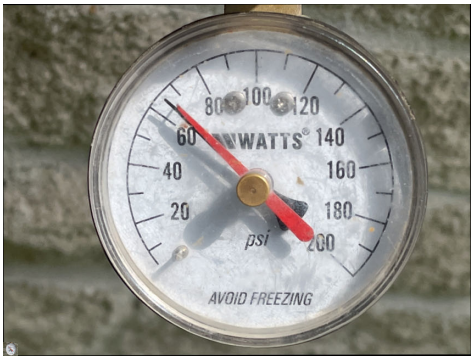
Deteriorated caulking/grout was noted, which may allow damage from moisture intrusion of the wall assembly at a bathroom. We recommend having this recaulked. We observed this in bathroom 1, and 2.

There was damage to a bathtub. We recommend having this repaired to prevent further deterioration. We observed this in bathroom 1.

We observed a leak at a shower head at the time of inspection. We recommend having this repaired. This was found in bathroom 1.

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

I	NI	NP	D

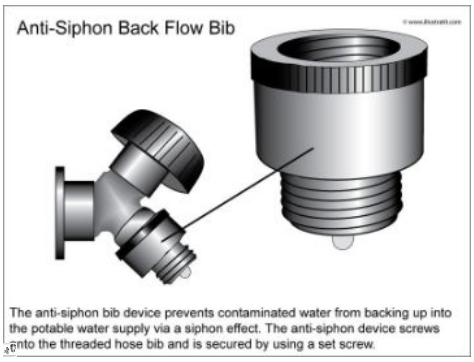


Static Water Pressure


Garage: Main Water Shutoff Valve


Hot water temperature


Right: Back flow preventer recommended



Back flow preventer


Front: Faulty backflow preventer


Bathroom 2: Leak at control


Bathroom 1: Missing/damaged cabinet floor


Bathroom 2: Drain stops did not retain water.

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

I	NI	NP	D

Bathrooms: Caulk needed at shower wall protrusions

Bathroom 2: Deteriorated caulk

Bathroom 1: Leak at shower head

Bathroom 1: Tub damage

X	X		X	B. Drains, Wastes, and Vents

Comments:

Type of Drain Piping Material: PVC

NOTE: We recommend all maintenance/repairs to the plumbing draining system be performed by a licensed, professional, competent and qualified plumber.

BATHROOMS

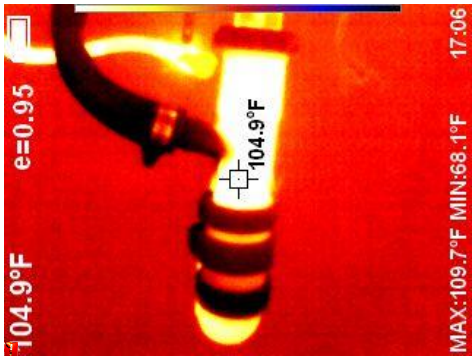
There was no hatch provided for access to bathtub plumbing or the available access was sealed. A hatch should be provided to allow for inspection, service and repair of tub. This was observed in bathroom 2.

Slow, less than functional drainage was observed at a bathroom lavatory, tub or shower. We recommend having this repaired. This was observed in bathroom 1 at the tub.

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

I	NI	NP	D

Bathroom 1: Slow drain



FYI: Thermal image of hot water at drain

X			X	C. Water Heating Equipment

Energy Source: Water heater was gas powered, located in the attic
Capacity: Unit was 40 gallons
Comments:

NOTE: We recommend all maintenance/repairs to the water heating equipment be performed by a licensed, professional, competent and qualified plumber.

GENERAL CONDITION

Water heaters have a typical life expectancy of 7 to 12 years. The water heater was past its useful life. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.

PRESSURE RELIEF VALVE

WARNING: REINSPECTION OF T&P RELIEF VALVE: Temperature and Pressure Relief Valves should be reinspected AT LEAST ONCE EVERY THREE YEARS by a licensed plumbing contractor or authorized inspection agency, to insure that the product has not been affected by corrosive water conditions and to insure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. Do not attempt to conduct this inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.

DRIP PAN

Debris/insulation was noted in the safety pan. We recommend this be cleared to prevent the drain line from clogging.

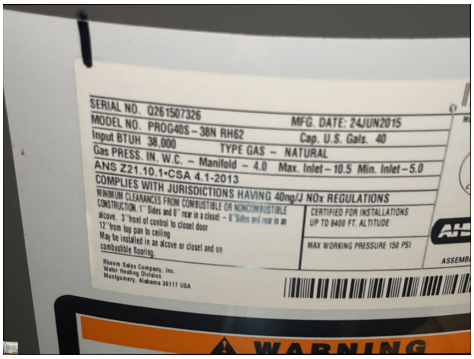
WATER PIPE CONNECTIONS

Pipe fittings at the water heater were corroded. We recommend having these

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

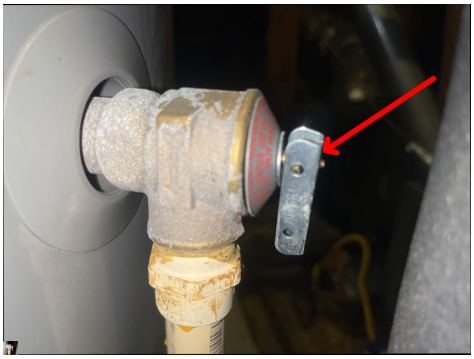
I	NI	NP	D

repaired.



Model and Serial numbers

Water heater fired up



FYI: Test TPR Valve yearly

Debris in safety pan

Corroded fitting

X	X		X	D. Hydro-Massage Therapy Equipment

Comments:

NOTE: We recommend all maintenance/repairs to the hydro-massage therapy equipment be performed by a licensed, professional, competent and qualified plumber.

The whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. There was GFCI protection present and it was functional. The items tested appeared to be in serviceable condition, at time of inspection. We recommend flushing the lines with an appropriate cleaner prior to use.

There was no hatch provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.

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

I	NI	NP	D

Whirlpool on with no access panel to pump/drain line

Bedroom 4 closet: Whirlpool pump GFCI

Whirlpool responded to GFCI

X				E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: right
Type of Gas Distribution Piping Material: Black Iron
Comments:

Right: Gas meter

		X		F. Other

Materials:
Comments:

V. APPLIANCES

X			X	A. Dishwashers

Comments:

The dishwasher drain line (discharge hose) did not have an air gap or a high loop. The dishwasher drain line usually attaches to the garbage disposal. The drain line should either arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. We recommend the drain line be elevated or a back flow device installed.

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

I	NI	NP	D

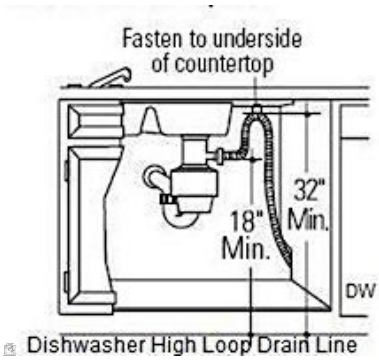
Rust was noted on the dish basket of the dishwasher. This condition can stain dishes that have a porous surface. There are products available for painting on a protective rubbery coating at most home improvement stores.

The door of the dishwasher rubbed against the adjacent cabinet. We recommend adjusting the footings/height of the appliance to allow better clearance.

The dishwasher responded to controls but did not receive water supply despite the corresponding valve being on. We recommend having the appliance and connections serviced and repaired.

Model and Serial numbers


No high-loop or air gap



Proper drain line installation


Rust on trays


Insufficient clearance at counter/door


Supply valve on but no water at dishwasher

X			X	B. Food Waste Disposers

Comments:

The garbage disposer was functioning as designed under its normal operating mode, at the time of the inspection.

A clamp was missing where the electrical cable entered the unit. This should be added to prevent damage to the wire while the unit is operating and vibrating.

The kitchen garbage disposal exterior exhibited moderate corrosion. We recommend cleaning to prevent further deterioration.

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

I	NI	NP	D

Model and Serial numbers

Wire clamp missing

X			X	C. Range Hood and Exhaust Systems

Comments:

The range exhaust vent which was integrated with the microwave was functioning as designed under its normal operating mode, at the time of the inspection.

The exhaust fan filters needed cleaning at the time of the inspection.

Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends correction by a qualified contractor.

Inoperative light

Range hood on, dirty filter

X			X	D. Ranges, Cooktops, and Ovens

Comments:

RANGE

The oven was turned on bake with the thermostat set on 350 degrees. The unit heated within the acceptable 25 degrees range with a temperature of 343 degrees.

The light for the oven was not operating at the time of inspection. We recommend replacing the bulb. Should this not resolve the issue, we recommend having the unit serviced.

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

I	NI	NP	D

The first Ben was not secured to the cabinet. This could be a tipping hazard when the door is opened. We recommend repair.

The automatic ignitor at one of the gas-fired cooktop burners did not operate at the time of inspection. We recommend repair.


Range model and serial numbers


Oven temperature when set on bake at 350 degrees

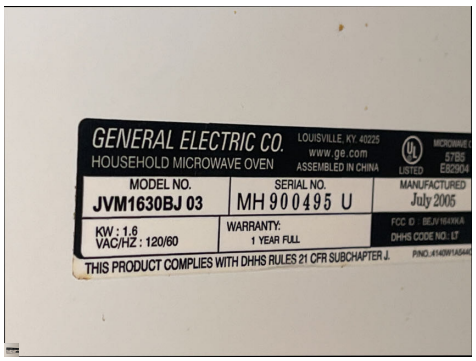

Light inoperable


Faulty auto-igniter

X				E. Microwave Ovens

Comments:

The microwave was functioning as designed under its normal operating mode, at the time of the inspection.



Model and Serial numbers


Microwave on

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

I	NI	NP	D	
X				F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The bathroom fans functioned as intended under their normal operating mode.

I	NI	NP	D	
X			X	G. Garage Door Operators

Door Type: Roll-up door
Comments:

FUNCTION

The garage door opener was functioning as designed under its normal operating mode at the time of the inspection.

AUTOMATIC REVERSE

The photo sensor was installed at a height greater than 6 inches. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors at 6 inches. We recommend correction by a qualified contractor.

Photo eye sensor more than 6" off ground

I	NI	NP	D	
X			X	H. Dryer Exhaust Systems

Comments:

The dryer vent had lint or debris build up on the interior of the exhaust duct. This in turn could lead to clogging of the dryer vent, preventing proper drying of the clothes and overheating of the dryer, which are potential fire hazards. We recommend having the dry vent cleaned.

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

I	NI	NP	D

Dryer vent: Dirty

X	X		X	I. Other

Observations:

LAUNDRY MACHINES

Note: Inspection of the clothes washer and dryer is beyond the scope and qualification of our standards of practice. These appliances were not operated. If this is a concern, we recommend further evaluation and repair as needed by a qualified technician.

REFRIGERATOR

The refrigerator appeared to be cooling as designed. No diagnostic or performance testing was made at the time of inspection.

The freezer appeared to be cooling as designed. No diagnostic or performance testing was made at the time of inspection.

The ice maker was empty but on at the time of inspection. We recommend consulting with an appliance technician.

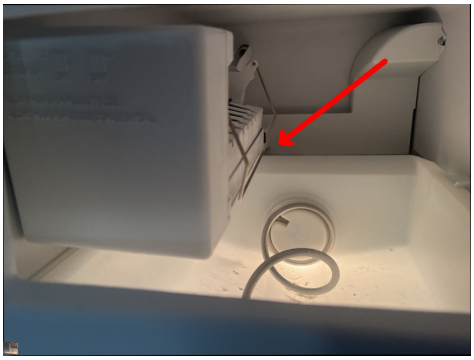
Refrigerator model and serial number

Refrigerator cool temperature

Freezer cool temperature

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

I	NI	NP	D



Ice maker inoperative

VI. OPTIONAL SYSTEMS

X			X	A. Landscape Irrigation (Sprinkler) Systems

Comments:

NOTE: We recommend all repairs/improvements/replacements to the sprinkler system be performed by a professional, competent and qualified contractor/landscaping specialist.

GENERAL COMMENT

The house was equipped with a sprinkler system which had a total of 4 zones.

EQUIPMENT

The controls to the sprinkler system was located in thegarage.
The backflow preventer was located on the left wall.

The sprinkler system did not have a rain sensor. Today, most cities require having a rain sensor for water conservation purposes. We recommend having one installed.

Corrosion was noted at the batteries in the sprinkler controls box. We recommend having the batteries replaced and terminals cleaned to prevent further deterioration.

BACKFLOW PREVENTER

A valve control at the backflow preventer was found to be corroded. We recommend having this replaced.

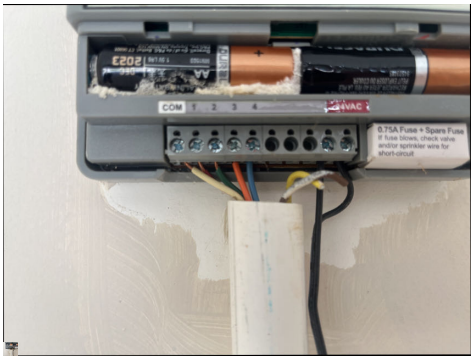
SPRINKLER HEADS

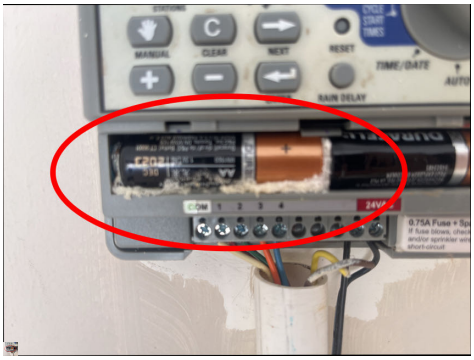
A sprinkler head was spraying the structure. We recommend adjusting the head so as to not add excessive water on the structure. This was observed in zone 1, 2, 3, 4.

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

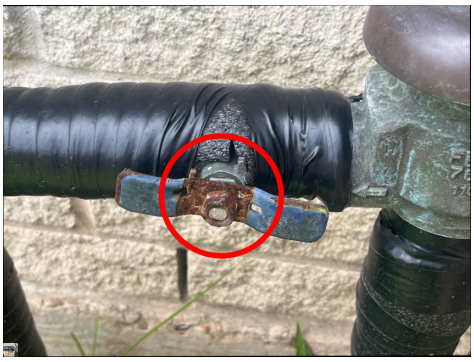
I	NI	NP	D


Garage: Controls to sprinkler system


4 zone system


Controls: Corrosion at batteries


Left: Backflow preventer


Backflow preventer: Corroded valve control


Zone 1


Zone 1: Sprayed structure


Zone 2


Zone 2


Zone 2: Sprayed structure, condenser


Zone 3


Zone 3

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

I	NI	NP	D

Zone 3: Sprayed structure

Zone 4

Zone 4

Zone 4: Sprayed structure

☐	☐	X	☐	B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

☐	☐	X	☐	C. Outbuildings

Materials:
Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

☐	☐	X	☐	E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

☐	☐	X	☐	F. Other

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

STRUCTURAL SYSTEMS		
Page 9 Item: C	Roof Covering Materials	Damaged, torn and/or missing shingles were observed on the roof. We recommend having all damaged shingles replaced to prevent further damage and water intrusion.
Page 16 Item: H	Windows	A window would not stay open at the time of inspection. This is a potential safety hazard. We recommend having this repaired. This was found in the living room, and both dining room windows.
ELECTRICAL SYSTEMS		
Page 20 Item: A	Service Entrance and Panels	Scorching visible on the dead front cover of the subpanel indicated overheating of electrical components located within the panel. This condition was a potential fire hazard. We recommend evaluation and any necessary repairs be performed.
Page 22 Item: B	Branch Circuits, Connected Devices, and Fixtures	A receptacle outlet was found to not be protected by a Ground Fault Circuit Interrupter (GFCI) receptacle. Today's standards require GFCI protected outlets be installed at all 120 and 240 volt circuits at the kitchen counters/islands, laundry rooms, in basements, crawlspaces, garages, the home exterior as well as any interior receptacles located within 6 feet of a plumbing fixture as measured by flexible cord, to avoid potential electric shock or electrocution hazards. We recommend having this repaired per today's standards. This condition was observed at the in the garage, laundry room, the dryer outlet. and at the exterior outlets.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 24 Item: B	Cooling Equipment	NOTE: Condensing coils and evaporating coils have a typical life expectancy of 10 to 15 years. The coils were approaching the end of their useful life. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.
APPLIANCES		
Page 33 Item: A	Dishwashers	The dishwasher responded to controls but did not receive water supply despite the corresponding valve being on. We recommend having the appliance and connections serviced and repaired.