



# BIANCHI HOME INSPECTIONS

## PROPERTY INSPECTION REPORT

Inspection Prepared For: **Javier Oviedo**

**Property Address: 1519 Brook Grove Dr.**

**Square feet: 2308      Year Built: 1999**

**Date of Inspection: 07/18/2024**



Inspector:  
Office Phone:  
E-mail:

**Riccardo S. Bianchi**  
**(713) 591-9738**  
**office@bianchihi.com**

**TREC#20976**

# PROPERTY INSPECTION REPORT FORM

Javier Oviedo <i>Name of Client</i>	07/18/2024 <i>Date of Inspection</i>
1519 Brook Grove Dr., Katy, TX 77450 <i>Address of Inspected Property</i>	
Riccardo Bianchi <i>Name of Inspector</i>	20976 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## 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 (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 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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

#### **How to Read and Interpret this Report:**

All commented items should be reviewed by the client and any questions should be directed to the inspector for clarification, if needed, prior to the expiration of your option period.

**- Highest priority items are printed in BOLD.**

- Underlined regular print items should be addressed to prevent more extensive damage and/or indicate non-compliance with current building standards.

- Italicized items are informational and do not necessarily require action.

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**For reference:** The front of the unit faces West

**Description:** 1 stories; wood framed single family residence; brick exterior; composition shingle roof; attached garage;

**Weather Conditions:** Cloudy

**Approximate exterior temperature:** 90's

**House Status:** Vacant

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*Note: When reviewing the report, the reader should consider photos and narratives of specific issues to be representative of what was observed rather than an exhaustive list of all instances of that item on the property.*

I=Inspected

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I NI NP D

### I. STRUCTURAL SYSTEMS

**A. Foundations**

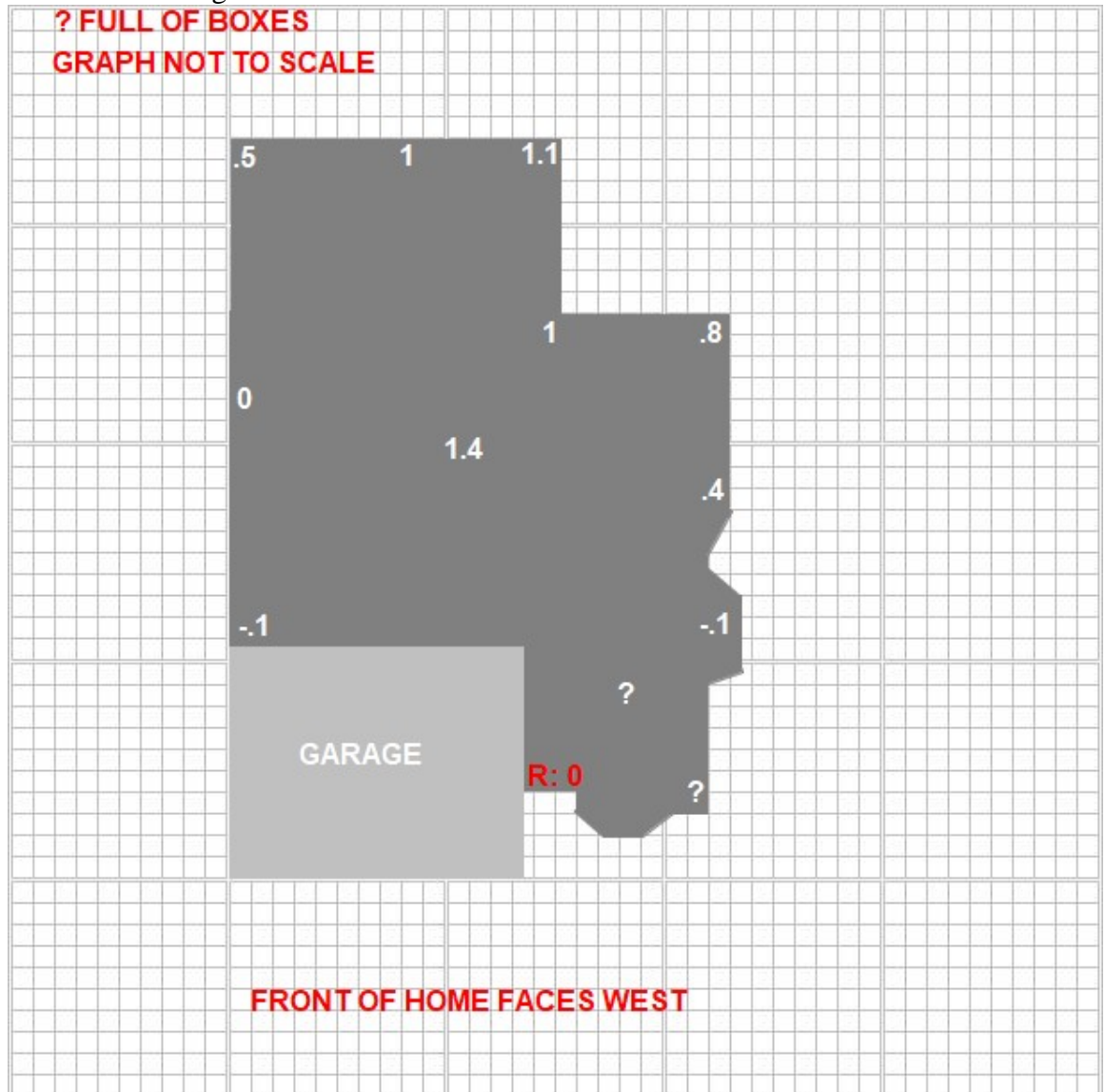
Type of Foundation(s): Slab

Comments:

Performing its intended function. No evidence suggesting significant foundation movement at the time of inspection.

Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.

A foundation elevation survey was conducted during the inspection. The table below represents data gathered using a Zip Level and adjusting for floor covering height differences. The greatest variance was 1.5"



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Honeycombing in the foundation observed at one or more locations.

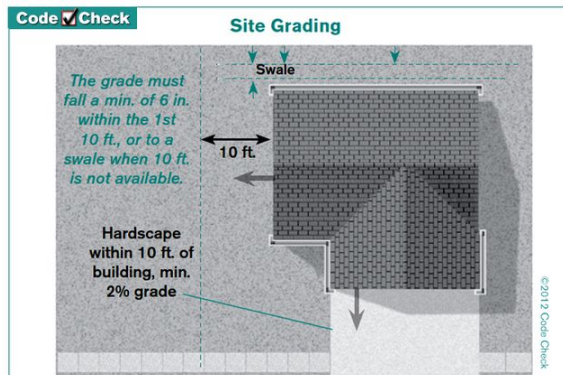


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**B. Grading and Drainage**

*Comments:*

Soil grade and drainage patterns around some areas of the house do not appear to properly direct water away from the foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.



*Ants entering the house at brick weep holes, use insecticide treatment, do not seal up weep holes.*

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**C. Roof Covering Materials**

*Types of Roof Covering: Composition Asphalt Shingles*

*Viewed From: Roof Level*

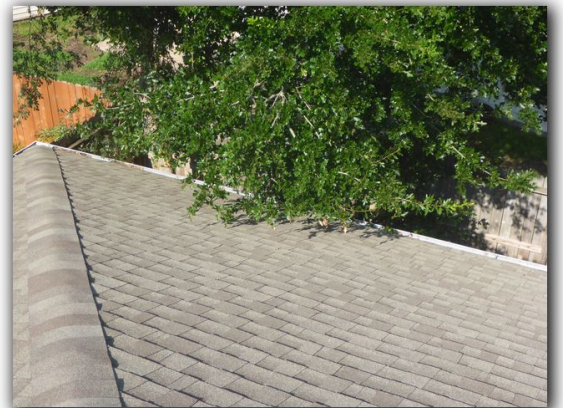
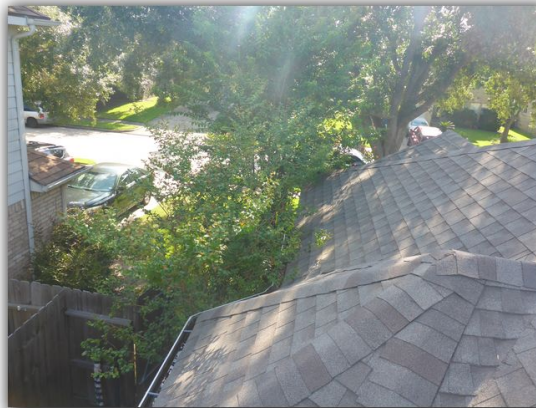
*Comments:*

**ROOF SURFACE:**

**Large hole in roof / decking observed at the front of the house. Appears to be a rodent entry access point. Needs repair.**



Tree limbs in contact with the roof can/ will damage the roof.



Exposed staples/nailheads/fasteners observed on the roof are not properly sealed. Water entry possible.

Older roof, nearing the end (last 1/3 to 1/4 ) of serviceable life. Observed Brittle, cracked, curled ends, and/or excessive granular loss of shingles.

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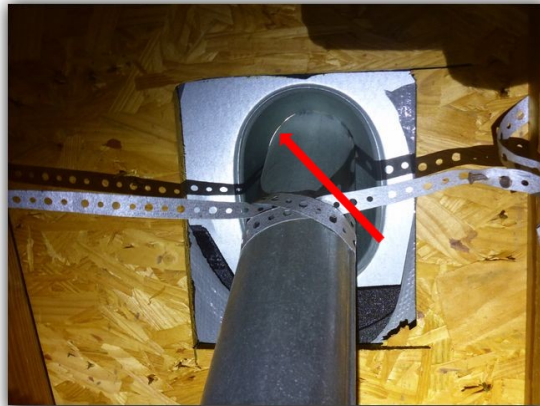
**FLASHING:**

The lower side of flashing is not sealed down, wind-driven rains can cause water penetration.



**ROOF PENETRATIONS:**

Storm collar not properly sealed on all house and water heater vent pipes.



**EVIDENCE OF ROOF WATER PENETRATION:**

*None observed at the time of inspection.*

**GUTTERS AND DOWNSPOUT'S:**

Recommend addition of rain gutters to help improve drainage and/or prevent wood rot at the following locations; where currently not present

Observed water stains on fascia board on the backside of rain gutters; indication water is running down the backside of rain gutter which leads to wood rot.

Need general maintenance, Cleanout debris / resecure to fascia board/tilt toward drains, seal leaks, etc.

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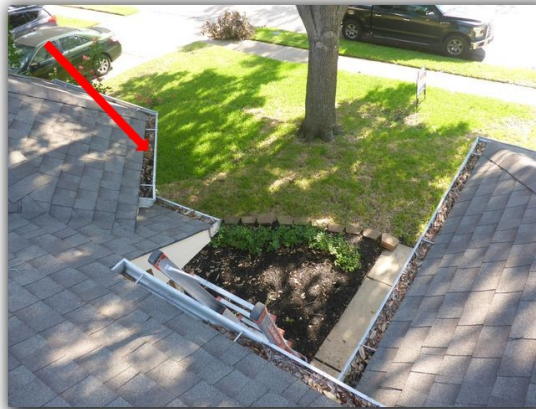
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Observed one or more sections of damaged and/or rusting/ rusted thru sections of rain gutter which indicate they are at/near end of serviceable life.



Full of debris and/or holds standing water.



End of downspout(s) needs to be better connected to the drain system at one or more locations.



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**D. Roof Structures and Attics**

*Viewed From: Safely accessible areas as deemed by the inspector*

*Approximate Average Depth of Insulation: 6-8 inches*

*Comments:*

**ATTIC & FRAMING:**

**Evidence of previous ( possibly current) rodent activity in the attic. Recommend repairing / sealing any holes on the exterior siding/roof.**



One or more ends of rafters were observed to be not cut flush with corresponding components, some degree of misfit was observed, average/mediocre framing. No repairs recommended.



**ATTIC INSULATION:**

Possible Biohazard: Strong animal urine odor observed at the time of inspection.

Recommend removal/remediation of soiled insulation.

Insulation not properly positioned/missing in areas, etc.

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**ATTIC ACCESS, LADDERS AND SERVICE WALKS:**

Not installed per manufacturer's installation instructions. Missing securing nails/lag bolts in holes of metal pivot points and corner braces.



Stairway frame is inadequately secured into ceiling opening with screws, recommend complying with manufacturer's specifications calling for 16d nails or 1/4 inch diameter lag screws be added to secure stairway frame to the ceiling at specific locations.



Attic ladder not cut to fit properly, which puts undue stress on the ladder; there should be no gaps at section ends.



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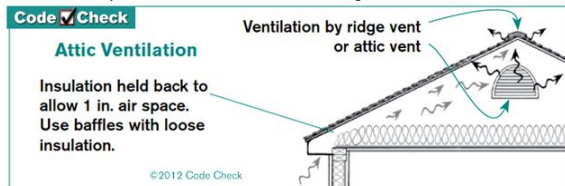
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Pull down stairs located in the garage shall/should/needs to be fire rated type to maintain code fire-rated separation of the attached garage to the house.

**ATTIC VENTILATION AND SCREENING:**

Inadequate amount of soffit or roof venting to allow proper ventilation of the attic, can incur larger utility bills as well as shortened roof life with poor attic ventilation.



**E. Walls (Interior and Exterior)**

*Comments:*

**INTERIOR:**

Cosmetic cracks and/or previously repaired cracks in the sheetrock observed over some/many doors, windows, and/or corners.

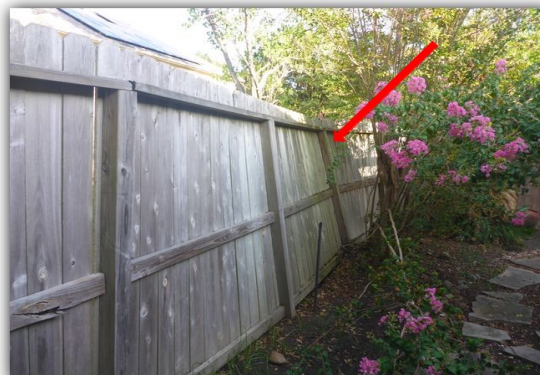
*Buyer's note:*

*Due to a large number of stored items, limited viewing, and full/proper inspection was impaired, particularly in formal dining/living room, and the garage.*

*No moisture, mold and/or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ professional for further evaluations.*

**EXTERIOR:**

Backyard fence observed to be in poor condition. In need of repair.



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Need sealing/caulking around all holes and exterior siding penetrations on top and both sides, (leave the bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



Caulking deficient around one or more windows will allow water penetration during heavy/wind-driven rains.



Expansion joint(s) and / or inside corners in brick veneer need caulking. Ensure any mortar present in the expansion joint is first removed before sealing.



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*Bushes/trees/foliage should not contact the siding of the house to prevent wood rot and/or insect access.*

**EVIDENCE OF WATER PENETRATION:**

None observed at the time of inspection.

**THERMAL IMAGING:**

*This inspection consisted of using a FLIR or similar infrared camera and walking the interior of the property looking for anomalies that would warrant further investigation using a pin type moisture meter and areas of deficient insulation.*

**F. Ceilings and Floors**

*Comments:*

**CEILING:**

Observed cosmetic cracks and/or repaired cracks in sheetrock observed in ceiling at one or more areas of house.

Observed popcorn type texture on one or more ceilings. Commonly used/installed from the late 1950s into the 1980s in residential construction with early formulations often containing asbestos fibers. Fox Inspection Group does not test for the presence of asbestos or other environmental hazards. If this is a concern or may become a concern for you, please contact a qualified professional for further information.

Crown molding observed to be loose in north guest room.

Water stains, damage or repairs observed, moisture detection equipment indicated that stains are not active (wet) at the time of inspection; garage

**FLOORS:**

No significant deficiencies or anomalies observed at the time of inspection.

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

*Comments:*

**INTERIOR:**

Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

A "ghost door" was observed at one or more locations. The door is self-opening/closing. The door/jamb is not setting level/plumb.

Laundry room bifold doors observed to not fully close.

*North guest room door panel observed to be split.*

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*Striker plate(s) missing on one or more door jambs.*

**EXTERIOR:**

The door between house and garage does not have an operational auto/self-closing device as required by code, reference UBC 302.4 ex.3

Weather-stripping torn/damaged and/or missing on one or more exterior door(s).

Security consideration, dog access door to exterior.

Rear exterior door observed to have dog access door that was improperly sealed.



*Recommend buyer seal front door with polyurethane or spar varnish to extend life.*

**H. Windows**

*Comments:*

**WINDOWS:**

One or more window spring(s) were observed to be sprung/broken/detached.



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One or more windows will not fully open. (north guest room)



Multiple screens are missing and/or damaged.

One or more window blinds observed to be damaged.

*Not all windows were operated / accessible in furnished residence.*

The uppermost track of lower window pane needs cleaning/removal of debris, to ensure proper/full closing of windows.

**SAFETY GLASS IN HAZARDOUS LOCATIONS:**

No significant deficiencies or anomalies observed at the time of inspection.

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

*Comments:*

*Not present at the time of inspection.*

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**J. Fireplaces and Chimneys**

*Comments:*

Soot build up on Faux logs indicates improper combustion - air/fuel mixture.

Recommend service to clean soot and adjust the air/fuel mix to reduce/eliminate soot production.



Damper missing required bracket that keeps damper from fully closing when the fireplace is equipped with gas logs. If the damper is fully closed then combustion fumes will enter house unseen.

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

*Comments:*

Tripping Hazard(s), walks and/or driveways are uneven.

Rear exterior patio observed to be cracked.



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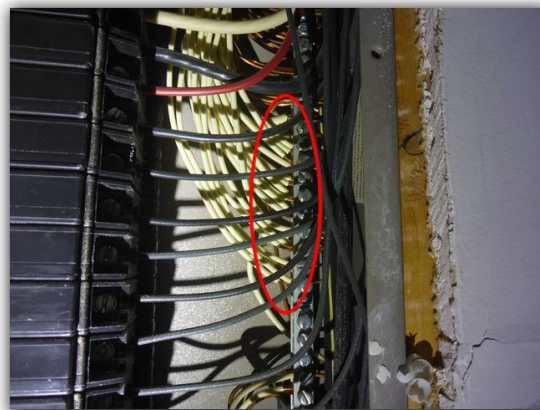
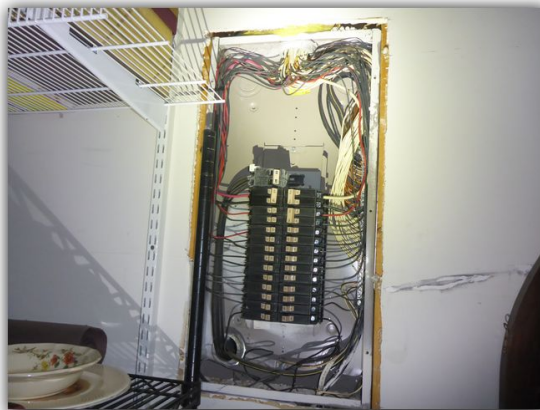
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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

125 AMP ELECTRICAL SERVICE PANEL LOCATED INSIDE THE GARAGE. Observed two or more neutral conductors under one screw lug on the neutral bus. Current industry standards and National Electric Code permit one neutral conductor per screw lug.



*Did not observe installed AFCI (Arc Fault Circuit Interrupter) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry rooms, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2014, the State of Texas has adopted the 2014 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work.*

#### SERVICE WIRING:

*Observed type of service wiring is underground.*

#### FEEDER WIRING:

*Observed type of feeder wiring is aluminum.*

*Did not observe anti-oxidant compound (grease) on the exposed aluminum feeder wiring.*

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

*Type of Wiring: Observed type of branch wiring is copper.*

*Comments:*

**BRANCH WIRING:**

No significant deficiencies or anomalies observed at the time of inspection.

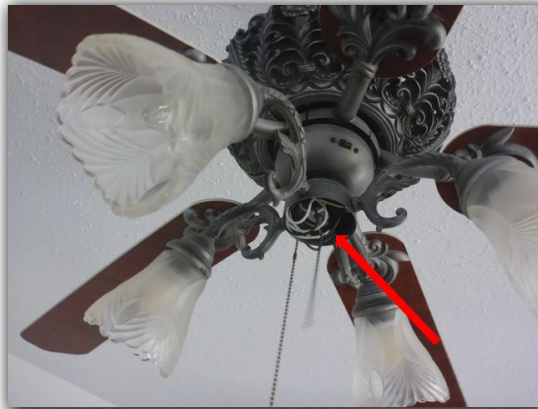
**FIXTURE:**

Multiple lights found to be not functioning. Probably just burned out bulbs, or it could be a broken fixture/switch or improper wiring.

Light fixture in dining room did not appear to be operational.

Ceiling fan(s) not balanced and/or noisy operation, living room& primary bathroom

Ceiling fan base missing at one or more locations.



Front light fixture observed to be damaged.



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**OUTLETS:**

Improperly wired, 3 prong outlet not grounded or polarity reversed, including but not limited to; kitchen



Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and needs repair.

All exterior locations

In garage

**SWITCHES:**

Multiple cover plates were either missing or damaged.

*The use of a voltage detector indicated switch(s) are not grounded as required by current industry standards (code) to reduce the risk of electrical shock. Before 1999, grounding of switches was not required. Recommend grounding all non-grounded switches or replace all metal faceplates and screws with non-conductive plastic faceplates and screws.*

**EQUIPMENT DISCONNECTS:**

No significant deficiencies or anomalies observed at the time of inspection.

**SMOKE DETECTORS AND ALARMS:**

**There appears to be an inadequate number and/or improper location of smoke detectors in the home. Smoke detectors should be located on each level of the home as well as inside AND outside of all sleeping rooms. Consult the smoke detector manufacturer's instructions regarding the specific placement of detectors.**

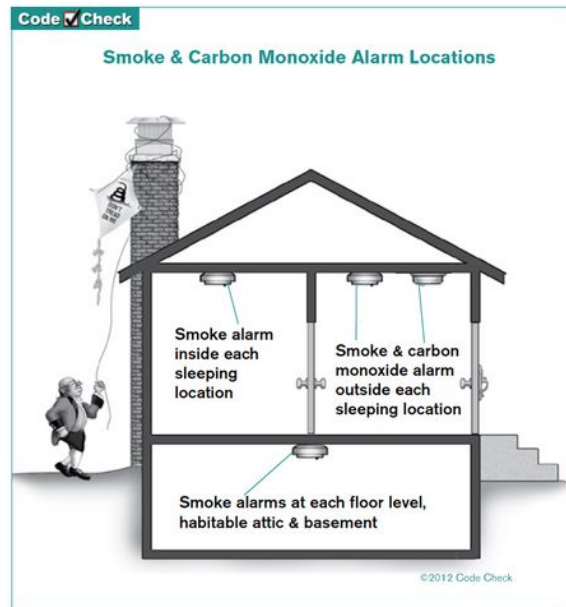
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Low battery chirp/sound emitted from one or more smoke detectors.

*Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke. The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside with the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s) instructions.*

**DOORBELL & CHIMES:**

No significant deficiencies or anomalies observed at the time of inspection.

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

#### A. Heating Equipment

Type of Systems: Forced Air / Central

Energy Sources: Gas

Comments:

#### HEATING UNIT:

Make: ARMSTRONG (1999)

Age: 25

Typical life expectancy: between 15 - 25 years as reported by Nachi [Click here for more information](#)



**Excessive rust on burners.** Recommend qualified/licensed HVAC technician clean, service, verify the integrity of heat exchanger, and repair as needed.

**The unit has exceeded its normal serviceable life; budget for repair or replacement.**

#### HOUSE HEATER EXHAUST VENT(S):

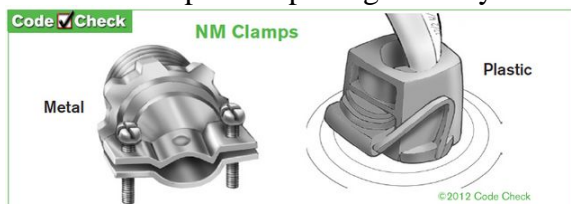
No significant deficiencies or anomalies observed at the time of inspection.

#### BLOWER(S):

No significant deficiencies or anomalies observed at the time of inspection.

#### THERMOSTAT(S):

Thermostat wiring not secured to attic unit(s), missing small fitting that secures wiring to the cabinet to prevent pulling loose by service personnel or homeowner.



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**B. Cooling Equipment**

*Type of Systems: Central - Air Conditioner*

*Comments:*

*The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage. It would be wise to budget for replacement of the older freon system and to make a conversion over to a newer type of freon system as soon as it is financially feasible.*

**CONDENSING UNIT:**

Make: ARMSTRONG (2004)

Age: 20

*Typical life expectancy: between 8 - 20 years as reported by Nachi [Click here for more information](#)*



**The condenser unit has exceeded its normal serviceable life span; replacement should be expected and budgeted for in the near future.**

Recommend sealing exterior where AC lines enter the house.



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*Previous repairs noted. This inspection does not rate the substance or adequacy of these repairs.*



**EVAPORATOR COIL:**



Make: ASPEN AIR (2003)

Capacity: 5 TON

Temperature Differential:

Return Temp: 80

Supply Temp: 64

Difference: 16.00

Age: 21

*Typical life expectancy: between 15 - 25 years as reported by Nachi [Click here for more information](#)*

**Recommend qualified/licensed HVAC technician service/repair/replace as needed. Not cooling well.**

**The unit has exceeded its normal serviceable life; budget for repair or replacement.**

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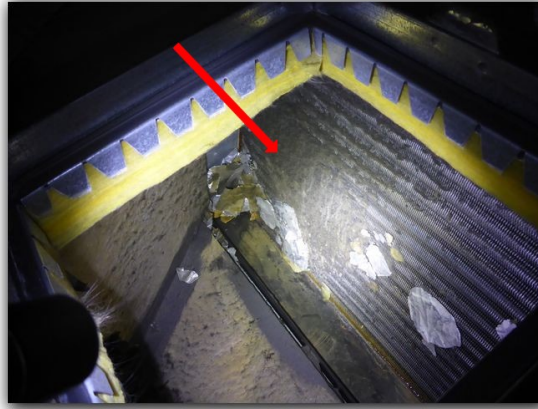
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Coils are dirty, needs cleaning. Dirty coils reduce airflow through the system and create high head pressures at the compressor, thereby unduly stressing and reducing the life span of system components.



CONDENSATION DRAIN PAN DRAIN LINES:  
Secondary drain pan is very rusted, recommend replacement.



Pan in attic observed to placed below the primary drain line. Indication of a previous leak.



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The primary drain line is improperly tied into drain waste vent. Drain line does not drain into a “wet” plumbing trap per today's industry standards (CODE) resulting in possible sewer gas and bacteria backing into HVAC equipment/ducts and into the house.

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

*Comments:*

Observed possible microorganism growth on air supply grills/vents which may be a concern due to increased awareness of environmental issues associated with molds. *This inspector does not inspect for and is not qualified to render opinions on any type of environmental or other biohazards. If this is a concern or potential concern, Bianchi Home Inspections recommends having a qualified professional of your choice for further information / investigation.*



One or more ducts observed to be damaged.



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Return air filter is dirty.



Register is loose, damaged, and/or missing; guest bathroom, laundry room



*This company does not inspect the interior of the HVAC duct system. We do not inspect for, and are not qualified to render opinions on, any type of environmental or other bio-hazards. If this is a concern or potential concern, Bianchi Home Inspections recommends contacting a qualified professional of your choice for further information / investigation.*

#### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter: Front of property*

*Location of main water supply valve: Below kitchen sink*

*Static water pressure reading: 56 psi*

*Type of supply piping material: Water supply piping observed to be predominantly copper*

*Comments:*

**WATER SUPPLY PLUMBING:**

Recommend insulation of exposed water lines in the attic.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**COMMODES:**

Commode tank lid missing, primary bathroom



**SINKS:**

Porcelain damaged/chipped on steel sink; kitchen



Drain stopper or pop-up lever assembly of one or more sinks is missing, damaged or needs adjustment.

**FAUCETS:**

Faucet stop broken, [turns 360°]; primary bathroom



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Leaks at base "O" rings, and/or stem washers; guest bathroom



Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind the wall.

TUBS:

**Large leak below primary bathroom tub observed. Leaks water at the base of the tub where drain line connects.**



Grout/caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, and where tile meets tub to prevent water entry behind the wall.

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I NI NP D

**SHOWERS:**

Observed loose tiles; primary bathroom



Shower drain grill cover observed to be loose. (primary shower)

Showerhead not secured in the wall. (guest bathroom)

Shower door lower weather stripping loose and/or damaged results in possible water leaking from base of the door, needs repair/replacement.

*24 hour shower pan test has been specifically excluded.*

**EXTERIOR HOSE BIBS:**

Hose-bib does not have code approved anti-backflow devices installed at all locations.

**B. Drains, Wastes, and Vents**

*Type of drain piping material: Plastic PVC*

*Comments:*

Reverse slope of drain waste vent line, does not tilt towards downhill for drainage of condensate, possibly blocking proper venting of sewer gas.



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I NI NP D

Missing/damaged drain cleanout cap, front of home



*There were no plumbing access/inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend the installation of bath plumbing access panels where possible.*

**C. Water Heating Equipment**

*Energy Sources: Gas*

*Capacity: 40 Gallons*

*Comments:*

**WATER HEATING UNIT: RHEEM (2019)**



I=Inspected

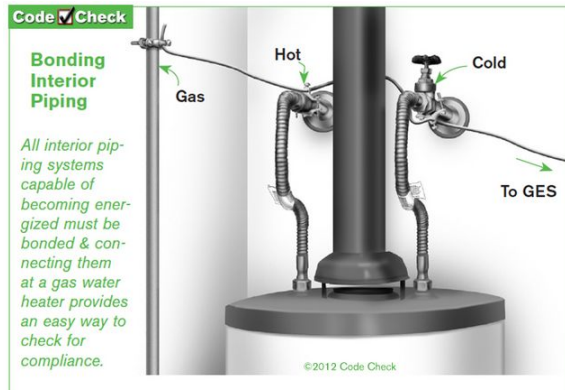
NI=Not Inspected

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I NI NP D

Gas and hot/cold water lines are not properly bonded near the water heater. This does not comply with the most recent electrical code.



**WATER HEATER EXHAUST VENT(S):**

No significant deficiencies or anomalies observed at the time of inspection.

**TEMPERATURE AND PRESSURE RELIEF VALVE(S):**

*Did not check operation due to possible damage to the resident's property if the drain line leaked. (Most manufacturers recommend replacement of T&P valves over 3 years of age.)*

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**The spa motor does not appear to have GFCI protection, this condition is a recognized safety hazard.**

Recommend cleaning tub before use; debris was coming out of the jets during operation.

**The unit was not operational, not performing its intended function, in need of repair/replacement.**

The motor was not accessible for visual inspection. Inaccessibility does not fully comply with the National Electric Code (Reference NEC 680-72. Accessibility. "hydromassage bathtub electrical equipment shall be accessible for repair/replacement without damaging the building structure or building finish".) Should have access panel installed for servicing/access to pump motor IRC 4109.3.

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D=Deficient

I NI NP D

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter: North exterior*

*Type of gas distribution piping material: Black pipe and/or galvanized*

*Comments:*

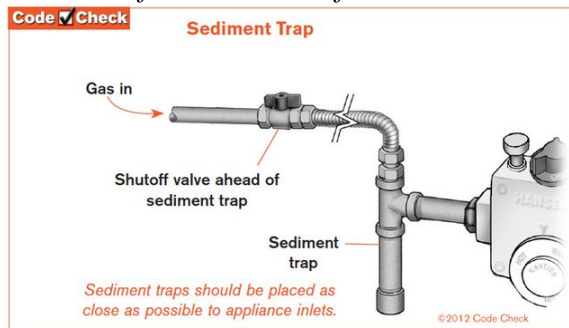
**GAS SUPPLY SYSTEMS:**

*Pressure test of gas lines has been specifically excluded.*

**OBSERVED BRANCH LINES:**

Unable to determine if above ground gas lines are properly bonded as required by 2006 IRC/G2411.1 (310). Recommend further evaluation by qualified contractor.

*Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which are called for in the manufacturer's installation instructions.*



**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

Drain line needs to be better elevated and secured above side inlet of disposal to prevent debris and gray water from draining down line from disposal and back into the dishwasher.

**B. Food Waste Disposers**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

*Recirculating vent hood observed, does not vent appliance(s) to the exterior.*

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NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

*Comments:*

Older unit, limited service life remaining.

**GAS RANGE:**

No significant deficiencies or anomalies observed at the time of inspection.

**GAS OVEN:**

The oven does not have the recommended anti-tip bracket on the backside of the unit.

Interior light does not work.

**E. Microwave Ovens**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

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

*Comments:*

Exhaust improperly vents into the attic, ducting should vent to the exterior.



**G. Garage Door Operators**

*Comments:*

Locks should be made non-operational on garage doors equipped with openers.

Electronic sensing eyes are improperly installed; they should be no more than 6 inches above the floor.

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NP=Not Present

D=Deficient

I NI NP D

Missing required safety sticker/decal next to the operator button.



Garage wheel observed to be out of the track. Needs repair.



**H. Dryer Exhaust Systems**

*Comments:*

Improperly vented, vent pipe does not extend fully 3/4 into the base of roof jack, potential fire hazard. Attic observed to be full of lint.



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D=Deficient

I NI NP D

Clothes dryer exhaust duct appears to exceed 25-feet in length, The maximum length of a clothes dryer exhaust shall not exceed 25 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2-1/2 feet for each 45-degree bend and 5 feet for each 90-degree bend. Per IRC 1501.3.

**Code Check**

**Dryer Exhaust**

If duct length based on manu instructions, copy must be provided to AHJ & duct must be inspected.

The Consumer Product Safety Commission (CPSC) estimates that up to 16,000 home fires a year originate at clothes dryers. Common causes of these fires are lint buildup from improperly installed or maintained exhaust ducts. Screws should not penetrate to the interior of the duct as they accumulate lint, which leads to blockage.

UMC length 14 ft., up to 2 90° bends, deduct 2 ft. for each additional 90°

IRC length 25 ft. for electric, 35 ft. for gas or AMI

NOTICE  
Concealed duct length 39 ft.

Deduct for bends **T10**

Transition ducts metal, L&L & not concealed

Dryers with specific manu instructions are allowed longer lengths than otherwise permitted by code.

©2012 Code Check



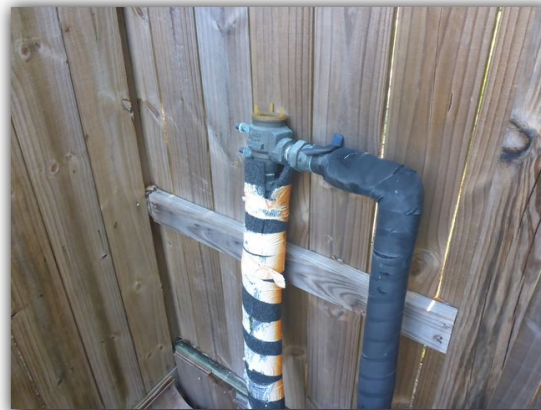
## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

*Comments:*

The unit was not operational, not performing its intended function, in need of repair/replacement.

Backflow prevention device observed to be damaged.



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D=Deficient

I	NI	NP	D
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**B. Other**

*Comments:*

**OUTDOOR COOKING EQUIPMENT:**

The unit was not operational, not performing its intended function, in need of repair/replacement.



## Summary

### ROOF COVERING MATERIALS

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- ◆ **Large hole in roof / decking observed at the front of the house. Appears to be a rodent entry access point. Needs repair.**
- ◆ Tree limbs in contact with the roof can/ will damage the roof.

### ROOF STRUCTURES AND ATTICS

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- ◆ **Evidence of previous ( possibly current) rodent activity in the attic. Recommend repairing / sealing any holes on the exterior siding/roof.**
- ◆ Possible Biohazard: Strong animal urine odor observed at the time of inspection. Recommend removal/remediation of soiled insulation.
- ◆ Stairway frame is inadequately secured into ceiling opening with screws, recommend complying with manufacturer's specifications calling for 16d nails or 1/4 inch diameter lag screws be added to secure stairway frame to the ceiling at specific locations.

### BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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- ◆ Improperly wired, 3 prong outlet not grounded or polarity reversed, including but not limited to; kitchen
- ◆ **There appears to be an inadequate number and/or improper location of smoke detectors in the home. Smoke detectors should be located on each level of the home as well as inside AND outside of all sleeping rooms. Consult the smoke detector manufacturer's instructions regarding the specific placement of detectors.**

### HEATING EQUIPMENT

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- ◆ **Excessive rust on burners.** Recommend qualified/licensed HVAC technician clean, service, verify the integrity of heat exchanger, and repair as needed.
- ◆ **The unit has exceeded its normal serviceable life; budget for repair or replacement.**

## COOLING EQUIPMENT

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◆ *The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage. It would be wise to budget for replacement of the older freon system and to make a conversion over to a newer type of freon system as soon as it is financially feasible.*

◆ **The condenser unit has exceeded its normal serviceable life span; replacement should be expected and budgeted for in the near future.**

◆ **Recommend qualified/licensed HVAC technician service/repair/replace as needed. Not cooling well.**

◆ **The unit has exceeded its normal serviceable life; budget for repair or replacement.**

◆ Secondary drain pan is very rusted, recommend replacement.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

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◆ Faucet stop broken, [turns 360°]; primary bathroom

◆ **Large leak below primary bathroom tub observed. Leaks water at the base of the tub where drain line connects.**

## HYDRO-MASSAGE THERAPY EQUIPMENT

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◆ **The spa motor does not appear to have GFCI protection, this condition is a recognized safety hazard.**

◆ **The unit was not operational, not performing its intended function, in need of repair/replacement.**

## DRYER EXHAUST SYSTEMS

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◆ Improperly vented, vent pipe does not extend fully 3/4 into the base of roof jack, potential fire hazard. Attic observed to be full of lint.

## LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

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◆ The unit was not operational, not performing its intended function, in need of repair/replacement.

## OTHER

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◆ **OUTDOOR COOKING EQUIPMENT:**

The unit was not operational, not performing its intended function, in need of repair/replacement.