



Blue Knight Home Inspections, P.C.

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Professional Home Inspection Report

Prepared For: Happy Client
Date of Inspection: 06/14/2020



123 Sample St.
San Antonio, TX 78243

We VALUE and APPRECIATE your business. It was a pleasure serving you!

PROPERTY INSPECTION REPORT

Prepared For: Happy Client

(Name of Client)

Concerning: 123 Sample St., San Antonio, TX 78243

(Address or Other Identification of Inspected Property)

By: Michael Hermann, Lic #9488

(Name and License Number of Inspector)

06/14/2020

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THE HOUSE IN PERSPECTIVE:

As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

THE SCOPE OF THE INSPECTION:

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" section within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION: Sunny

Approximately degrees: 60's

PERSONS ATTENDING INSPECTION:

Present during parts of the inspection were the: Buyers & Agent were not present at the inspection

Residence is Occupied

NOTE: No moisture and/or Indoor Air Quality (IAQ) tests were performed as they are beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds, and mildew flourish in such an environment provided by moist and/or water damage conditions. A growing concern of many to date includes the adverse affect on indoor Air Quality and the potential for inherent hazards with some immune compromised individuals. If a comment is made concerning (past and/or present) moisture intrusion, plumbing leaks, roof leaks, or and type of moisture damage, you are advised to contact a specialist to make further inspections and/or testing and to seek estimated cost of remediation prior to purchase of this property.

INACCESSIBLE OR OBSTRUCTED AREAS:

Floors which are covered, plumbing areas (only visible plumbing is inspected), and behind or under furniture and/or stored items.

Not responsible for inspection or determining type of dry-wall (Chinese or other types) as testing for this type of material is beyond the scope of this inspection.

NOTICE: This report is paid for by and prepared for the client named above. This report is not valid without the signed inspection agreement and is not transferable.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

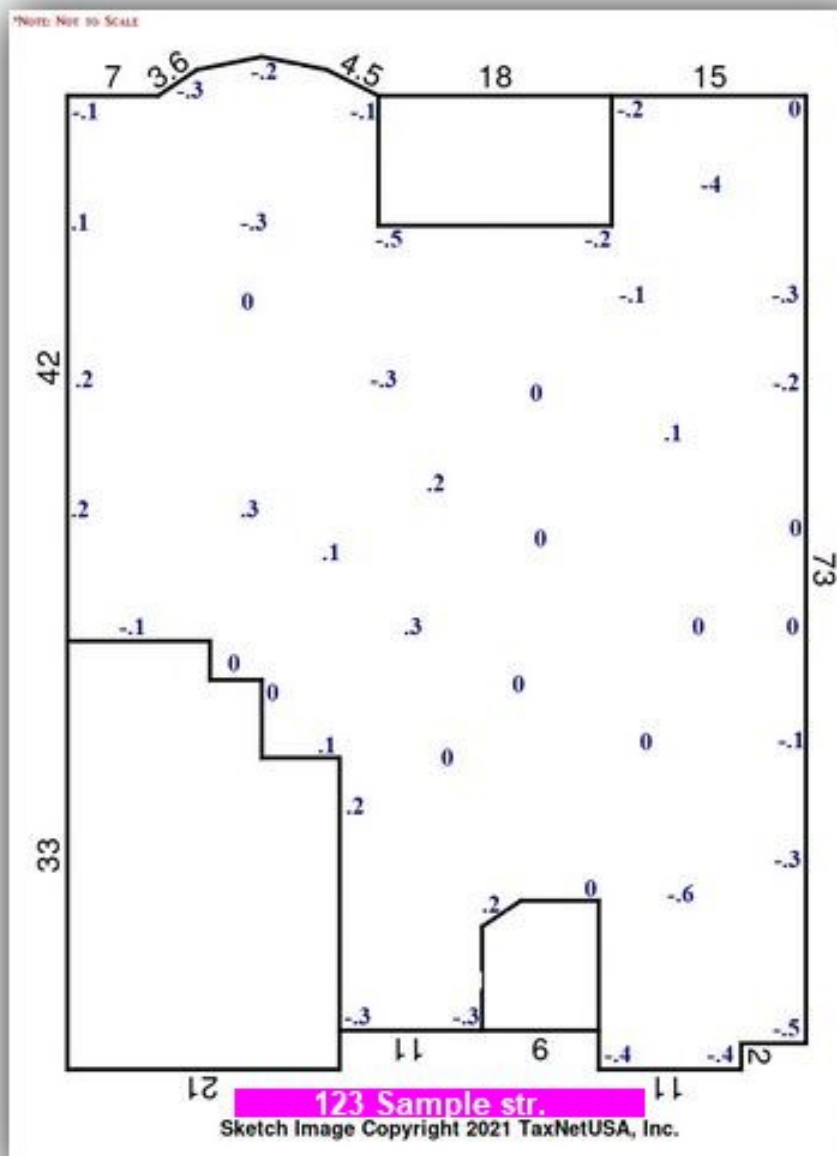
I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on grade

Comments:



The foundation was inspected with a digital zip level and found to be less than 1 inch difference between the highest and lowest points, this usually indicates that the foundation falls within normal slab tolerances.

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Piers are compromised severely and will need to be evaluated by a licensed professional structural engineer and replaced as needed.

Limitations: The foundation was inspected by evaluating accessible portions of the foundation, interior & exterior wall coverings, the fit of doors & windows and accessible wood framing.

Note: Checking slab is only a guide, as we do not know what the original elevation measurements might of been.

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SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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B. Grading and Drainage

Comments:



High grade down right side of double car garage in front single garage, stone veneer is below soil.



Area between left side of double garage and sidewalk, potential for water to pond.

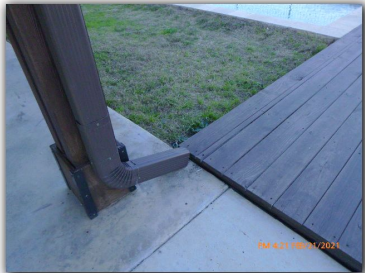


Water present on back porch.

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Suggest gutters ex tenders.



Potential for water to pond at deck between patio and pool.



Splash-blocks missing at several down-spouts.



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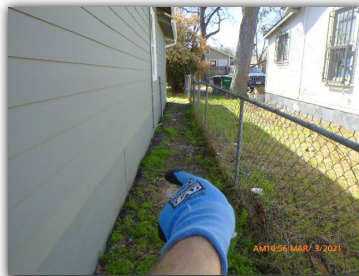
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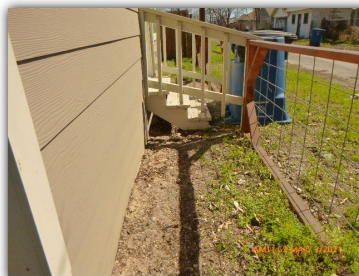
High driveway, water runs off driveway and into crawl space, suggest correcting as needed.



Hight grade along right side, need to correct to allow water to run away from structure.



Negative grade along back side.



Grade if flat around all sides of guest house.

There are signs of water intrusion in crawl space, the company that did the foundation work should make sure grading is proper especially if they are going to warranty work. So grading needs to be corrected so that water is not allowed to enter crawl space.

The grading should be improved all sides to promote the flow of storm water away from the house.

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Would highly suggest correcting drainage as improper drainage can cause foundation problems and void foundation warranties.

Note: The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight inches of clearance should be maintained between soil level and top of the foundation walls.

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C. Roof Covering Materials

Type(s) of Roof Covering: 30 - 35 year 3-Dimensional Composition Shingles, standing metal roof, Tin and 35 year composition.
Viewed From: Aerial & Roof level
Comments:



Overview:

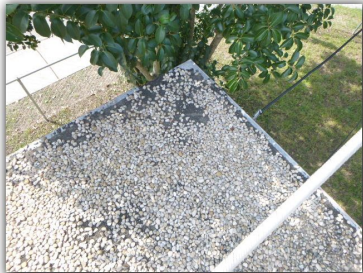
Roof is considered to be in Good condition with some deficiencies.



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Standing metal seam:



There are areas with exposed tar (tar is dry and cracked) unprotected tar is susceptible to the elements, repairs are anticipated.

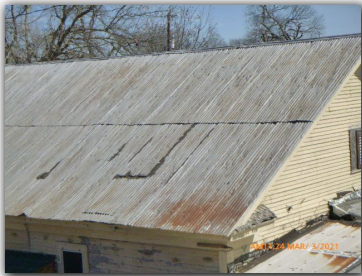
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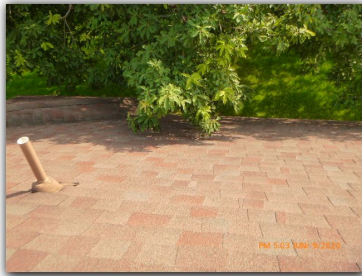
Damaged / missing shingles:



Loss of granules:



Tin roof is rusted, loose and patched with different type of roofing material and very old.



Tree limbs and branches should be cut back 3' from roof line.

Note: The roof of the home was inspected and reported on with the above information. While the inspector

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I NI NP D

makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the remaining life expectancy of the roof covering;or
- (2) inspect the roof from the level if the inspector reasonably determines that the inspector cannot safely reach or stay on the roof, or that damage to the roof or roof covering may result from walking on the roof.

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D. Roof Structures and Attics

Viewed From: Entered Attic Area

*Approximate Average Depth of Insulation:*4-6

*Approximate Average Thickness of Vertical Insulation:*Not visible

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Signs of vermin activity:



Water stains in decking and on back side of drywall from active leak.

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E. Walls (Interior and Exterior)

Comments:

Interior Walls: Freshly painted drywall



Water damage to base trim from leak.

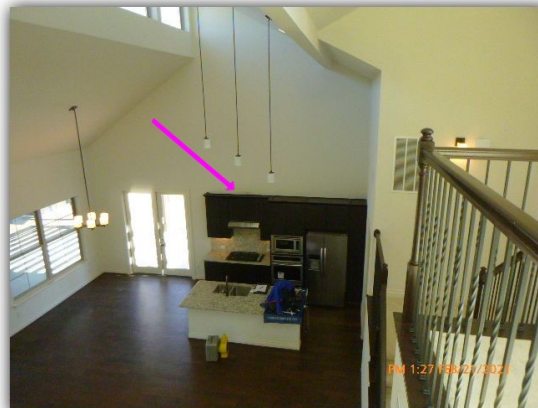
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Active water leak above kitchen cabinet, appears to be coming from beam installed into exterior of wall. Water stains are present inside kitchen cabinet.

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Laundry room walls were found to have a high amount of moisture in the drywall along the bottom a licensed contractor should evaluate source of water and drywall should be removed (remediated) as needed interior of wall cavity should be inspected for microbial growth.



Limited inspection in some areas like garage, bedrooms, closets and living room due to the storage of personal belongings.

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Exterior Walls:



Cracks in brick;



Separation in home less than 10 years old.

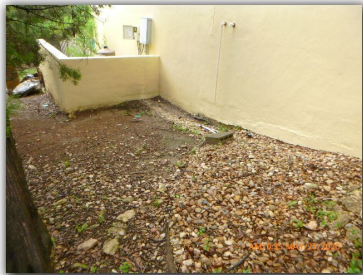


Cracks and moisture intrusion:

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To close to roof:



Stucco into grade and into patio slab, no weep screed.



No expansion joints.



Silicone caulked cracks.

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Microbial growth present on stucco.



Moisture penetration:



I=Inspected

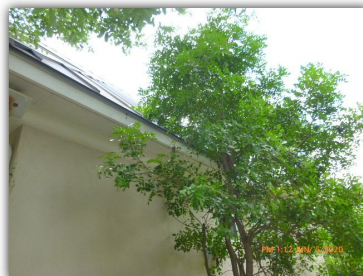
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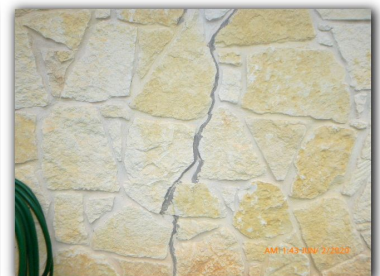
Damage from storm:



Foliage touching exterior walls.



Caulking at windows along bottom is needed.



Patched cracks:



Weathered trim:

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the condition of the wall coverings unless such conditions affect structural performance or indicate water penetration;
 - (2) report obvious damage to wall coverings;
 - (3) determine the condition of paints, stains and other surface coatings;
- 940 determine condition of cabinets.

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(5) determine the presence of , or extent or type of , insulation or vapor barriers in exterior walls.

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F. Ceilings and Floors

Comments:

Ceilings: Freshly painted drywall



Water stains on ceiling.

Floors:



Sub-floor squeaks at several areas upstairs, this is usually not a structure problem and usually can be repaired by pulling carpet up and fastening screws in floor decking, however in a small number of cases once carpet has been pulled back and decking reviewed improper supports have been found.

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Damage from insects, see WDI Report.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the condition of the floor and ceiling coverings unless such conditions affect structural performance or indicate water penetration;
- (2) report obvious damage to the floor and ceiling coverings;
- (3) determine the condition of paints, stains, and other surface coatings.

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G. Doors (Interior and Exterior)

Comments:

Doors Interior:



Air handler door does not close / latch and needs adjusting.



Closet doors are off track.

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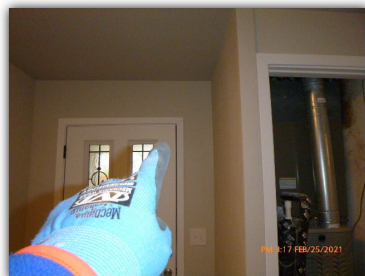


Most doors bind along edge, rub on frame and are hard to latch, suggest contractor go through and adjust all doors to make sure each one functions properly prior to purchase.

Doors Exterior:



Garage occupant door does not have a self closer present. Threshold is not properly supported.



Front entry door rubs on frame.

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Threshold at front main entry is not properly supported.

Overhead garage door material: Metal



Missing weather stripping around door jamb openings.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) report the condition or presence of storm doors, awnings, shutters or security devices or systems;
- (2) determine the condition of paints, stains, or other surface coatings.

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H. Windows

Comments:

Window type: Single Hung & Double pane & Fixed window



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Water stains were present at most windows on interior side where window meets drywall, this could be an indication that window were not properly flashed at the framing stage, suggest a licensed general contractor evaluate all windows and determine the best possible solution to this moisture intrusion issue.



Lost seals:

The windows have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to loose its insulating properties. The only proper repair is replacing the glass.

In order to accurately determine if windows have lost their seal they must be professionally cleaned both interior and on the exterior sides.

Limited inspection: Limited inspection of some areas around windows due to personal

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belongings, blinds and or shutters and the the storage of personal belongings.

Note: In some cases windows can show moisture between pane and other time not show moisture depending on humidity levels at time of inspection.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) report the condition or presence of storm windows, awnings, shutters or security devices or systems;
- (2) determine the condition of paints, stains, or other surface coatings.

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments: Fire place type; Enclosed gas system



TREC LIMITATION: The inspector is not required to determine the adequacy of the draft or perform a chimney smoke test.

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K. Porches, Balconies, Decks, and Carports

Comments:



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Signs of moisture coming out of patio slab, possible subsurface water, improper drainage and or water drain cracked.

TREC LIMITATIONS: The inspector is not required to inspect detached structures and equipment, such as docks, or piers.

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L. Other

Comments:



Fence leans and is in need of repair.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Main service panel is located at: The exterior **Brand:** Cutler Hammer



Panel not labeled.

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Sub Panel is located at: Garage.

Brand: Cutler Hammer

(ARC) Fault Circuit Interrupt safety Protection

ARCI circuit breakers serve as fire protections for associated circuits. Note: AFCI breaker will only be tested on vacant properties.

The temperatures were checked on the (ARCI's) and found to be within proper range.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine service capacity amperage or voltage or the capacity of the electrical system relative to present or future use;
- (2) determine the insurability of the property;
- (3) conduct voltage drop calculations; or
- (4) determine the accuracy of breaker labeling.

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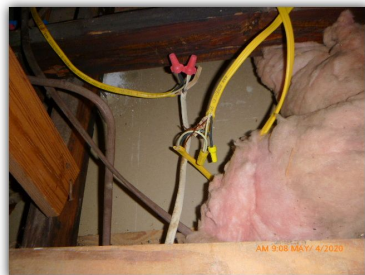
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:



Wires need to be strapped up.



Open wire splice.

Outlet and Switches:

Note: according to latest San Antonio code: Outlets in laundry rooms, garage ceiling, refrigerator and disposer outlets should be GFCI protected, currently outlets in this residence does not meet this requirement.

Limited inspection of receptacles due due to the storage of personal items such as couches, beds night stands and closets in master closet etc. was not able to test all receptacles. in some areas like garage, bedrooms, closets and living room due to the

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storage of personal belongings.

Electrical Fixtures:

There are several light fixtures that do not come on, could be burnt out bulbs and or defective light fixture, suggest replacing all lights and review fixtures during walk through, all lights should be functioning during walk through.

Smoke and Fire Alarms:

Smoke detectors were located in proper areas.

Batteries should be replaced yearly.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Forced Air

Energy Source: Gas -Natural

Comments:

Name Brand: Carrier

Mfg Date: 2006



Unit was tested in heat mode and functioned.



Gas line sediment trap is not present, this allows debris that could be within the gas to "drop" into and not clog orifices in system.

Air Handler :

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Clean-out T is present, recommend 3 to 4 cups of warm soapy water every 4 to 6 months to help keep line clean.

Licensed HVAC service technician should be consulted prior to purchase.

Note: The A/C and heating unit should be serviced on an annual basis for maximum performance. All service records should be gathered from the current home owner. If service records are not available this unit should be serviced by a qualified licensed A/C and HVAC specialist.

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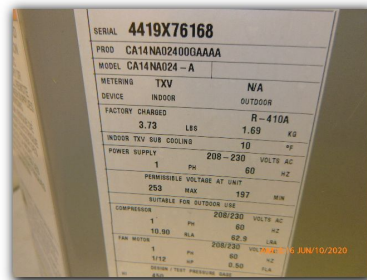
- (1) inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves;
- (2) determine the efficiency or adequacy of a system;
- (3) program digital-type thermostats or controls; or
- (4) operate radiant heaters, steam heat systems or un-vented gas-fired heating appliances.

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments:



Name Brand: Carrier Mfg Date: 2010 Freon type: R-22 This unit uses R-22 refrigerant, this type of Freon is currently being phased out and can be expensive to replace. 410-A is the current refrigerant being used. 4 Tons



Warning: Missing locking caps on freon valves:

The International Mechanical Code (section 1101.10) and the International Residential Code (section M1411.6) are now requiring the use of locking caps. Section M1411.6 says, "Locking access port caps. Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps." These caps are lockable and can only be accessed by a licensed HVAC professional who is equipped with a special tool. The caps may be color coded to allow for easy recognition of certain refrigerant lines.

I=Inspected

NI=Not Inspected

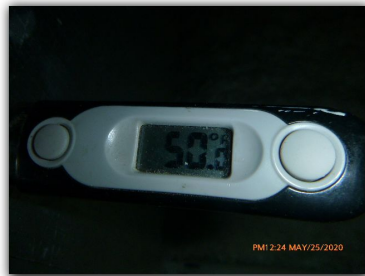
NP=Not Present

D=Deficient

I	NI	NP	D
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Flexible corrugated metal sleeve is missing over freon lines (protects and seals lines).



The supply air temperature on your system read 50 degrees, and the return air temperature was 68 degrees, difference is 18 degrees. This indicates the range in temperature drop is within standards.

Note: this company does not check freon levels, that goes beyond this inspection.

Licensed HVAC service technician should be consulted prior to purchase.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between **14 to 22** degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Note: The A/C and heating unit should be serviced on an annual basis for maximum performance. All service records should be gathered from the current home owner. If service records are not available this unit should be serviced by a qualified licensed A/C and HVAC specialist.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) inspect for the pressure of the system coolant or determine the presence of leaks;
- (2) program digital-type thermostats or controls; or
- (3) operate setback features on thermostats or controls.

☒ ☐ ☐ ☒

C. Duct Systems, Chases, and Vents

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Mastic should be used for all duct connections, this improves intersections and can prevent air loss.

Ducting is not properly strapped every 4' to keep off of insulation.



Noticed duct has hole from rodent activity, all ducting should be reviewed, tested for other opening and cleaned and replaced as needed in some cases.



Ducting is not properly strapped every 4' to keep off of insulation.



Ducting box is designed for three ducts (one supply and two feeders) this one has 4 feeders , there should only on duct per side as per manual D.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Licensed HVAC service technician should be consulted prior to purchase.

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front center next to driveway

Location of main water supply valve: Front center next to driveway

Static water pressure reading: 36(PSI) Pressure per square inch (pressure should be between 40 and 80 PSI)

Comments:



Pressure test does not meet the minimum standard of 40 PSI, recommend adjusting valve to above 40 PSI.

Notice: The pressure reported represented a single point in time and is not expected to be constant. Many factors influence the final water pressure you get in your home. The elevation of the building relative to both the height of the tank / tower and the location of the water main can make a significant difference, as can the size of the main and the number of homes connected to it. Generally acceptable pressure is between 40 PSI and 80 PSI.

Water Source: ☒ Public **Sewer Type:** ☒ Public



Valve boxes:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water meter



Gate valve: Did not locate valve.

Reduction valve: not present

Exterior faucets:

Hose bibs are missing back flow prevention (keeps water from being siphoned back into system) and insulation (keeps from freezing).

Interior faucets:

Sinks:



Door sweep is damaged.

Bathtubs and Showers:

Commodes:

Notice: Washing machine connected at this time, did not check faucets.

Notice: Ice maker line not tested at time of inspection.

Notice: This company does not inspect water softeners (if they are present).

Some issues noted with PEX plumbing lines: Source is ClassAction.org

Dezincification:

PEX pipes are made of plastic tubing that is connected by brass fittings. It has been alleged that these fittings contain a higher-than-normal level of zinc, which, when they come in contact with water, can fail earlier than expected due to a process known as "dezincification." This can cause a range of problems, including leaks and flooding.

Fatigue Failures:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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It is believed that some PEX tubing may be failing due to the amount of stress placed on the brass fittings connecting the tubes. When repetitive stress is put on the fittings, a hole or notch can develop and can eventually progress to a crack or fracture.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) operate any main , branch or shut-off valves;
- (2) inspect any system that has been shut down or otherwise secured;
- (3) inspect any components that are not visible or accessible;
- (4) inspect any exterior plumbing components such as water mains, private sewer systems, water wells, sprinkler systems or swimming pools;
- (5) inspect fire sprinkler systems;
- (6) inspect the quality or the volume of well water;
- (7) determine the potability of any water supply;
- (8) inspect water-conditioning equipment, such as softeners or filter systems;
- (9) inspect solar water heating systems;
- (10) determine the effectiveness of anti-siphon devices on appropriate fixtures or systems;
- (11) operate free-standing appliances;
- (12) inspect private water supply systems, swimming pools, or pressure tanks;
- (13) inspect the gas supply system for leaks.

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Comments:



Leak at tub drain:



Personal belongings;

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Drain runs through concrete pier.

Notice: While some water was run down drains, this cannot stimulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled to capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing including hydrostatic testing, is available from a qualified licensed plumber. **Further testing and inspection of the drain and sewer line is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.** Otherwise you are accepting this drain waste system on an "as is" basis and may find repairs necessary in the future.

Note: Main drain clean out is located at the front of the house.

Note: Did not test laundry drain.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) inspect or operate drain pumps or waste ejector pumps;
- (2) inspect for sewer clean-outs.

☒ ☐ ☐ ☒

C. Water Heating Equipment

Energy Source: Gas, Natural

Capacity: 50 Gallons

Comments: Expansion tank is Present

Name Brand: AO Smith

Mfg Date: 2008



Water temperature registered at 145 degrees (Suggested water temp. range is between 110 and 120 degrees, above 120°F is a safety hazard).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing drain line to exterior.

☐ ☒ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:



Leaks around tub supply line.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☐ ☒ ☒ ☐

E. Other

Comments: Not Present

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers

Comments: Name Brand: Whirlpool

Anti- siphon loop was Present , (this helps prevent food waste from the disposer from entering dishwasher.

Unit did complete cycle and water drained from dishwasher.

☒ ☐ ☐ ☒

B. Food Waste Disposers

Comments: Name Brand: Badger

Name Brand: Badger



Romex connector under unit is missing, this helps protect wire from being damaged by housing and can prevent housing from being electrified (possibly causing someone to get shocked).



Note: Unit functioned at time of inspection, however rust is present in the grinding chamber (future repairs are to be anticipated).

An appliance technician should be consulted prior to close.

☒ ☐ ☐ ☒

C. Range Hood and Exhaust Systems

Comments: Name: Whirlpool Type- **Recirculating type, 2 speed with light**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments: Name Brand: Bosch

Anti-tip device was present



Oven temperature was tested at 350 degrees and registered at 350 degrees,(suggested range is within 25 degrees).



Cook top Brand: Bosch

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) operate or determine the condition of other auxiliary components of inspected items; or
- (2) inspect self-cleaning function.

☒ ☐ ☐ ☐

E. Microwave Ovens

Comments: Name Brand: Whirlpool

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

TREC LIMITATIONS: The inspector is not required to test for radiation.

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Exhaust fans vent to the exterior.

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

☒ ☐ ☐ ☒

G. Garage Door Operators

Comments:

Garage door operator Brand: Genie

Operator does not reverse door when back pressure is applied, Suggest a licensed garage door installer evaluated doors prior to purchase.

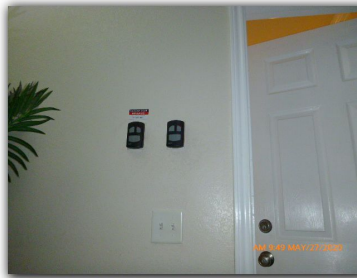
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Note: Warning signage is not present. Should look like sign above:

Note: Operator does reverse door when object passes through sensor line.

☒ ☐ ☐ ☒

H. Dryer Exhaust Systems

Comments:



Dryer vents to the exterior and appears to be does have lint buildup and should be cleaned prior to use.



Dryer not connected in crawl space.

☐ ☒ ☒ ☐

I. Other

Comments: Not present

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

Change the locks on all exterior entrances, for improved security.

Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.

Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.

Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.

Examine driveways and walkways for trip hazards. Undertake repairs where necessary.

Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.

Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.

Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.

Install rain caps and vermin screens on all chimney flues, as necessary.

Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

Check that fire extinguisher(s) are fully charged. Re-charge if necessary.

Examine heating/cooling air filters and replace or clean as necessary.

Inspect and clean humidifiers and electronic air cleaners.

If the house has hot water heating, bleed radiator valves.

Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.

Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.

Repair or replace leaking faucets or shower heads.

Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

Examine the roof for evidence of damage to roof coverings, flashings and chimneys.

Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.

Trim back tree branches and shrubs to ensure that they are not in contact with the house.

Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

Survey the basement and/or crawl space walls for evidence of moisture seepage.

Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

Ensure that the grade of the land around the house encourages water to flow away from the foundation.

Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.

Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.

Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.

Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.

Test the Temperature and Pressure Relief (TPR) Valve on water heaters.

Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.

Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.

Replace or clean exhaust hood filters.

Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

Replace smoke detector batteries.

Have the heating, cooling and water heater systems cleaned and serviced.

Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.

Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.

If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).

If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

ADDENDUM: CARBON MONOXIDE INFORMATION

What is carbon monoxide (CO) and how is it produced in the home?

CO is a colorless, odorless, toxic gas. It is produced by the incomplete combustion of solid, liquid and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances are not installed, maintained, and used properly, CO may accumulate to dangerous levels.

What are the symptoms of CO poisoning and why are these symptoms particularly dangerous?

Breathing CO causes symptoms such as headaches, dizziness, and weakness in healthy people. CO also causes sleepiness, nausea, vomiting, confusion and disorientation. At very high levels, it causes loss of consciousness and death.

This is particularly dangerous because CO effects often are not recognized. CO is odorless and some of the symptoms of CO poisoning are similar to the flu or other common illnesses.

Are some people more affected by exposure to CO than others?

CO exposures especially affect unborn babies, infants, and people with anemia or a history of heart disease. Breathing low levels of the chemical can cause fatigue and increase chest pain in people with chronic heart disease.

How many people die from CO poisoning each year?

In 1989, the most recent year for which statistics are available, there were about 220 deaths from CO poisoning associated with gas fired

appliances, about 30 CO deaths associated with solid-fueled appliances (including charcoal grills), and about 45 CO deaths associated with liquid-fueled heaters.

How many people are poisoned from CO each year?

Nearly 5,000 people in the United States are treated in hospital emergency rooms for CO poisoning; this number is believed to be an underestimate because many people with CO symptoms mistake the symptoms for the flu or are mis-diagnosed and never get

treated.

How can production of dangerous levels of CO be prevented?

Dangerous levels of CO can be prevented by proper appliance maintenance, installation, and use:

Maintenance:

A qualified service technician should check your home's central and room heating appliances (including water heaters and gas dryers) annually. The technician should look at the electrical and mechanical components of appliances, such as thermostat controls and automatic safety devices.

Chimneys and flues should be checked for blockages, corrosion, and loose connections.

Individual appliances should be serviced regularly. Kerosene and gas space heaters (vented and unvented) should be cleaned and inspected to insure proper operation.

CPS recommends finding a reputable service company in the phone book or asking your utility company to suggest a qualified service technician.

Installation:

Proper installation is critical to the safe operation of combustion appliances. All new appliances have installation instructions that should be followed exactly. Local building codes should be followed as well.

Vented appliances should be vented properly, according to manufacturer's instructions.

Adequate combustion air should be provided to assure complete combustion.

All combustion appliances should be installed by professionals.

Appliance Use:

Follow manufacturer's directions for safe operation.

Make sure the room where an unvented gas or kerosene space heater is used is well ventilated; doors leading to another room should be open to insure proper ventilation.

Never use an unvented combustion heater overnight or in a room where you are sleeping.

Are there signs that might indicate improper appliance operation?

Yes, these are:

Decreasing hot water supply

Furnace unable to heat house or runs constantly

Sooting, especially on appliances

Unfamiliar or burning odor

Increased condensation inside windows

Are there visible signs that might indicate a CO problem?

Yes, these are:

Improper connections on vents and chimneys

Visible rust or stains on vents and chimneys

An appliance that makes unusual sounds or emits an unusual smell

An appliance that keeps shutting off (Many new appliances have safety components attached that prevent operation if an unsafe condition exists. If an appliance stops operating, it may be because a safety device is preventing a dangerous condition. Therefore, don't try to operate an appliance that keeps shutting off; call a service person instead.)

Are there other ways to prevent CO poisoning?

Yes, these are:

Never use a range or oven to heat the living areas of the home

Never use a charcoal grill or hibachi in the home

Never keep a car running in an attached garage

Can Carbon Monoxide be detected?

Yes, carbon monoxide can be detected with CO detectors that meet the requirements of Underwriters Laboratories (UL) standard

2034.

Since the toxic effect of CO is dependent upon both CO concentration and length of exposure, long-term exposure to a low concentration can produce effects similar to short term exposure to a high concentration.

Detectors should measure both high CO concentrations over short periods of time and low CO concentrations over long periods of time - the effects of CO can be cumulative over time. The detectors also sound an alarm before the level of CO in a person's blood would become crippling. CO detectors that meet the UL 2034 standard currently cost between \$35 and \$80.

Where should the detector be installed?

CO gases distribute evenly and fairly quickly throughout the house; therefore, a CO detector should be installed on the wall or ceiling in sleeping area/s but outside individual bedrooms to alert occupants who are sleeping.

Aren't there safety devices already on some appliances? And if so, why is a CO detector needed?

Vent safety shutoff systems have been required on furnaces and vented heaters since the late 1980's. They protect against blocked or disconnected vents or chimneys. Oxygen depletion sensors (ODS) have also been installed on unvented gas space heaters since the 1980's. ODS protect against the production of CO caused by insufficient oxygen for proper combustion. These devices (ODSs and vent safety shutoff systems) are not a substitute for regular professional servicing, and many older, potentially CO-producing appliances may not have such devices. Therefore, a CO detector is still important in any home as another line of defense.

Are there other CO detectors that are less expensive?

There are inexpensive cardboard or plastic detectors that change color and do not sound an alarm and have a limited useful life. They require the occupant to look at the device to determine if CO is present. CO concentrations can build up rapidly while occupants are asleep, and these devices would not sound an alarm to wake them.

For additional information, write to the U.S. Consumer Product Safety Commission, Washington, D.C., 20207, call the toll-free hotline at 1-800-638-2772, or visit the website <http://www.cpsc.gov>