301 River Oaks Dr
Gatesville, TX 76528

Date of inspection: 10/17/2019

Weather: Cloudy - Temperature: 52 degrees

Inspection performed by: Brian Healy

Healymonster Home Inspections

Phone: (254) 493-2640 - email: brian@healymonster.com

Healymonster Home Inspections
16190 Brazos Ct
Temple, TX 76502

Phone: (254) 493-2640
Fax:
Email: brian@healymonster.com

PROPERTY INSPECTION REPORT

Prepared For: Nichole Munday
(Name of Client)

Concerning: 301 River Oaks Dr, Gatesville, TX 76528
(Address or Other Identification of Inspected Property)

By: Brian Healy, Lic #21734 10/17/2019
(Name and License Number of Inspector) (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

What is the purpose of a Home Inspection?

The purpose of a home inspection is to identify major defects in the structure, plumbing, electrical and the heating and cooling systems at the time of the inspection.

Inspections are not designed to be punch lists containing everything that is wrong with the home. Although many minor issues are identified in the report they should not be the basis of your decision to purchase the home.

No home is perfect and not every issue in the home can be identified in the amount of time allotted to perform the inspection. Issues with the home that might not have been observed during the inspection are likely to arise after moving in and living in the home.

Systems marked as **deficient** should be further evaluated by a licensed professional in the specific field.

This home was not inspected or tested for the presence of termites, lead paint, mold, asbestos, radon or any other environmental hazard. If evidence of any of these conditions is present it is recommended that a licensed pest inspector or environmental testing specialist should be contacted.

This report is to be considered incomplete unless accompanied by a signed copy of Healymonster Home Inspections LLC inspection agreement. This report was prepared solely for the client named above and is not transferable and not to be sold.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab foundation
Comments:

All locations are given as if facing the home.

No deficiencies were observed with the foundation.

Note:
This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. I am not a structural engineer my opinions are based on observations made without sophisticated testing procedures. The foundation appears to be providing adequate support for the structure based on a limited visible observation at the time if inspection.

At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. Minor cracks may be observed in the foundation walls of the structure. This implies that some structural movement has occurred, this is not uncommon of many homes.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

All locations are given as if facing the home.

The grading around the home slopes away from the foundation providing proper drainage.

No deficiencies were observed with the grading and drainage.

Note:
Due to the type of soil in this area, moisture balance in the soil around the home has a great bearing on the performance of the foundation. Proper moisture balance in the ground around the home during the hot seasons and keeping the area around the home well drained in the rainy months typically will do a great deal to aid in proper foundation performance.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: *Galvanized Steel*
Viewed From: Walking on the roof
Comments:

All locations are given as if facing the home.

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

I	NI	NP	D

The debris should be cleaned off the roof to help prevent leaks and premature wearing of the metal.

No deficiencies were observed with the roof covering materials.

Note:

This inspection covers the condition of the roofing materials at the time of the inspection and does not warranty future damage due to wind, hail, rain or any other cause.

Note:

Life expectancy of the roofing material is not covered by this inspection. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted.

Note:

Roofs are not inspected for insurability or appraisal purposes. You are strongly encouraged to have your insurance company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

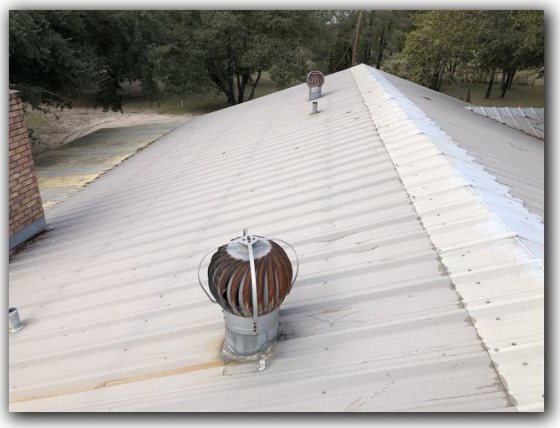
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

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

Viewed From: Entering the attic
Comments:

The turbine on the left side did not spin.



The attic ventilation consisted of gable and turbine vents.

There was no insulation on the attic access panel.

Additional attic insulation should be added to improve energy performance.

Note:
Attaching a piece of batt insulation to the attic side of the panel will reduce the heat from the attic pushing down into the home in the summer and help keep heat from escaping through the attic in the winter.

The insulation was approximately 10 Inches of loose fill cellulose.

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

I	NI	NP	D

There was dryer lint in the attic. The different color materiel is dryer lint.

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

Comments:

All locations are given as if facing the home.

Exterior Walls:

There was a hairline crack in the mortar of the brick veneer on the front of the home.

Hairline cracks are are usually caused by the mortar drying too fast and shrinking or minor settlement. They are usually not a concern, but should be sealed to prevent water penetration.

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

I	NI	NP	D

The hole behind the cable box should be sealed with expanding foam.

The mortar on the trim around the window of the the middle bedroom was deteriorating and should be touched up to help prevent water intrusion.

No deficiencies were observed with the exterior walls.

Interior Walls:

No deficiencies were observed with the interior walls.

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Ceilings:

No deficiencies were observed with the ceilings.

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

I	NI	NP	D

Floors:

No deficiencies were observed with the floors.

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

Comments:

The lock is broken on the sliding glass door.

The door stoppers on all of the doors around the home were missing.

The deadbolt lock is misaligned with the striker plate on the rear entry door.

Note:

With all existing home purchases, all exterior locks should be re-keyed or replaced.

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

I	NI	NP	D
☑	☐	☐	☑

H. Windows

Comments:

The windows are single pane aluminum framed windows.

There were no window screens installed on the windows.

There was a cracked window pane in the front bedroom.

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

I	NI	NP	D

There was a detached *balance on the left and right sides side of the left side window in the middle bedroom.

There was a detached *balance on the left and right sides side of the right side window in the master bedroom.

There was a detached *balance on the left and right sides side of the left side window in the dining room.

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

I	NI	NP	D

*A balance is a mechanical device (normally spring loaded) used in single and double-hung windows as a means of counterbalancing the weight of the sash (window) during opening and closing.

Note:
All dual pane windows were checked for visual indications of broken seals however, in some cases the fogging and water spotting associated with this condition can come and go with changes in temperature and humidity and light levels and the cleanliness of the glass itself.

☐ ☑ ☑ ☐ **I. Stairways (Interior and Exterior)**
Comments:

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**
Comments:

The flue lever would not move.

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

I	NI	NP	D

There was no spark arrestor in place on the chimney.

Note:

A spark arrestor is any device which prevents the emission of flammable debris from combustion sources, such as internal combustion engines, fireplaces, and wood burning stoves. Spark arrestors play a critical role in the prevention of wildland fires. As such, their use is required by law in many jurisdictions worldwide.

There was cracking in the mortar crown on the top of the chimney.

These should be sealed to prevent water damage.

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

I	NI	NP	D

There was a wood burning fireplace in the living room.

This unit is equipped with a warm air circulator fan. A fireplace insert that transforms standard built wood-burning fireplaces into a more efficient heat producer for the home.

The switch for the fan is located to the right side side of the fireplace.

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

Comments:

The front entry way was concrete.

The rear porch is concrete.

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

I	NI	NP	D

There was separation between the house foundation and the rear porch. This does not have any adverse effect on the house because the are actually separate slabs.

No deficiencies were observed with the front entry way or the rear porch.

☐ ☑ ☐ ☐ **L. Other**

Comments:

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments:

All locations are given as if facing the home.

There was no main disconnect present.

This may have been code compliant at the time of construction, but the code has since been updated to require a home to have a main shut off breaker in one of the electrical panels.

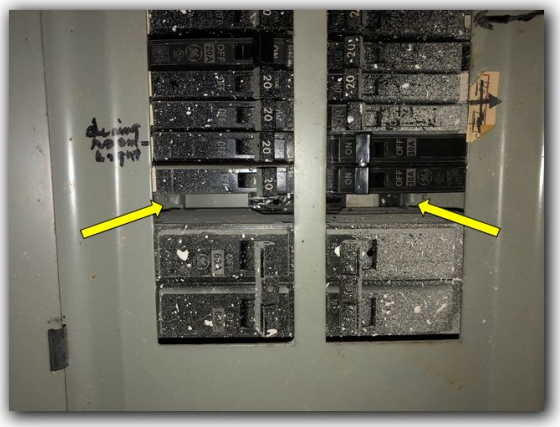
This should be further evaluated by a licensed electrician.

The breaker panel was located in a utility room.

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

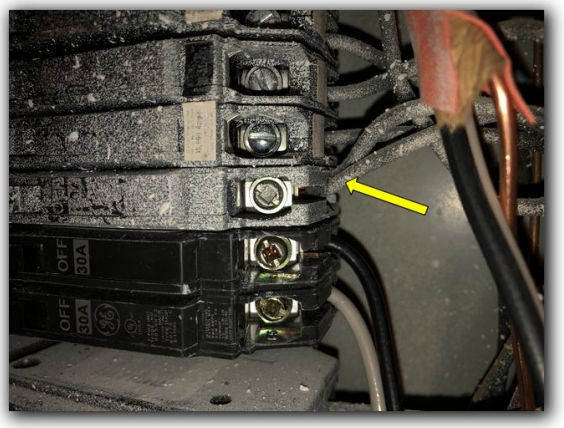
I	NI	NP	D

There were knockout covers missing in the breaker panel in the laundry room.



There was a double tapped breaker (two hot wires attached to the same breaker) in the breaker panel in the laundry room.

These are not allowed unless specifically approved by the panel manufacturer.

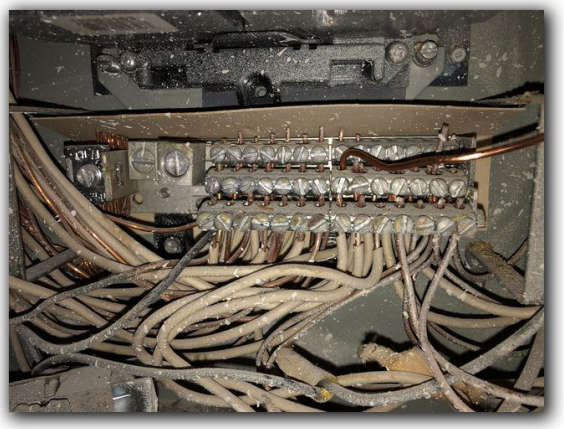


I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

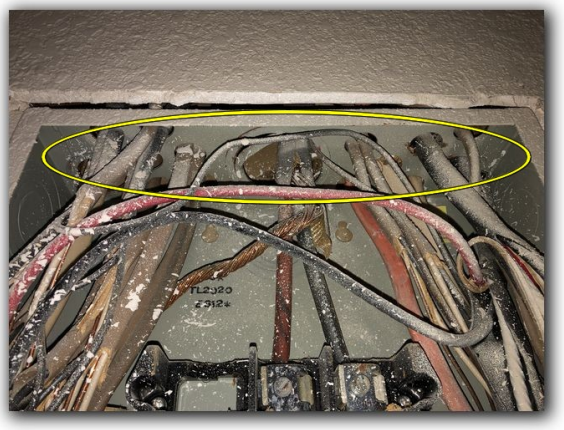
I	NI	NP	D

The ground and neutral wires were sharing the same busbar with no main disconnect present.

This is only allowed in panels that have a main breaker.



There were wire protection grommets missing in the breaker panel in the laundry room.



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

Type of wiring: Copper wiring with a ground is in use in this home.
Comments:

There were no carbon monoxide detectors present.(see comments below)

There were no smoke detectors in the bedrooms.

The NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home.

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

I	NI	NP	D

Note:

Each one-family or two-family dwelling constructed in this state must have working smoke detectors installed in the dwelling in accordance with the smoke detector requirements of the building code in effect in the political subdivision in which the dwelling is located, including performance, location, and power source requirements.

The receptacles on the exterior of the home are not GFCI protected.

For safety reasons the addition of GFCI protected outlets is recommended.

The hot and neutral wires were reversed on most of the outlets in the home.

These images are just an example there were many more throughout the home.

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

I	NI	NP	D

Master bedroom closet

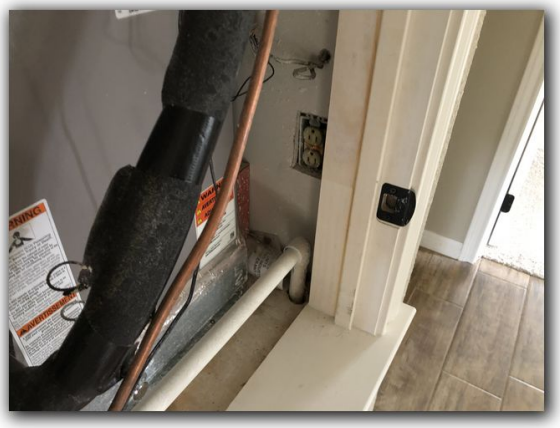
The receptacle in the the kitchen and the master bathroom indicated an open ground condition.

This condition will occur if there is no ground wire present or the ground wire has lost connection with the receptacle.

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

I	NI	NP	D

There was a missing outlet cover in the air handler closet.



There was an exposed wire splice in the attic.

Exposed splices present a shock and fire hazard and should be placed in a covered junction box by a qualified electrician.

The issues discussed in this section should be further evaluated by a licensed electrician.

There were no smoke detectors in the bedrooms.

The NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home.

Note:

Each one-family or two-family dwelling constructed in this state must have working smoke detectors installed in the dwelling in accordance with the smoke detector requirements of the building code in effect in the political subdivision in which the dwelling is located, including performance, location, and power source requirements.

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

I	NI	NP	D

Smoke detectors

Note:

Smoke detectors are not tested for actual "smoke" detection. The test buttons are used to test functionality only. It is recommended to replace the batteries upon occupation of the home.

According to the U.S. Fire Administration (USFA), smoke detectors should be tested at least once a month and batteries should be replaced at least once or twice a year.

Smoke detectors should be replaced ten years after the date of manufacture. *If no date is present then the unit is over ten years old and should be replaced. This inspection does not determine the age of the smoke detectors. You are strongly encouraged to check the dates and replace units over ten years old.*

There are two types of smoke alarms – ionization and photoelectric. An ionization smoke alarm is generally more responsive to flaming fires, and a photoelectric smoke alarm is generally more responsive to smoldering fires. For the best protection, both types of alarms or combination ionization-photoelectric alarms, also known as dual sensor smoke alarms, are recommended.

Carbon monoxide detectors

Carbon monoxide detectors are currently NOT required by the state of Texas but they are recommended for homes where...

There is a gas or fuel-burning appliance in the home (e.g. gas stove, gas dryer, fireplace, gas-powered furnace, etc); or

There is a garage directly connected to the home (i.e. there is a door leading to the garage from the kitchen or through a utility room).

Carbon monoxide detectors should be replaced every five to seven years after the date of manufacture. If no date is present then the unit should be replaced. This inspection does not determine the age of the carbon monoxide detectors. You are strongly encouraged to check the dates and replace units over seven years old.

Carbon monoxide detectors should be installed in the following locations:

Near attached garages with doorways to the home.

Five feet from the floor near all sleeping areas on every level of your home.

Where the manufacturer recommends. Every model of carbon monoxide detector is tested according to manufacturer specifications. It's important to take those specifications into account when you're deciding where to place your detectors.

Carbon monoxide detectors placement: Don'ts

The following locations can either create a false alarm or prevent your detector from properly identifying the CO levels in your home.

In close proximity to any fuel-burning appliance.
In excessively humid areas such as your bathroom.
In direct sunlight.
Near any sources of blowing air such as a fan, vent or open window.

Carbon monoxide detectors are not tested for actual "carbon monoxide" detection. The test buttons are used to test functionality only.

***GFCI** (Ground Fault Circuit Interrupting)*

*For safety purposes **GFCI** (Ground Fault Circuit Interrupting) receptacles which are an effective means of preventing severe electrical shock are **recommended** in the following locations. All exterior and all garage receptacles. All bathroom and kitchen counter top receptacles. Laundry room counter tops and wet bars if located within six feet of the edge of a sink.*

All GFCI outlets should be tested monthly to ensure they are in working order and to exercise the mechanism, Whether you have a receptacle or circuit breaker GFCI, pushing the TEST button should turn off the power to the circuit. For the receptacle-type GFCI, pushing the TEST button should cause the RESET button to pop up.

Depending on the age of the home converting to GFCI outlets may not be required.

DATES GFCI REQUIREMENTS WERE ESTABLISHED:

1971 Receptacles within 15 feet of pool walls
1971 All equipment used with storable swimming pools
1973 All outdoor receptacles
1974 Construction Sites
1975 Bathrooms, 120-volt pool lights, and fountain equipment
1978 Garages, spas, and Hydro-Massage tubs
1978 Outdoor receptacles above 6ft.6in. grade access exempted
1984 Replacement of non-grounding receptacles with no grounding conductor allowed
1984 Pool cover motors
1984 Distance of GFCI protection extended to 20 feet from pool walls
1987 Unfinished basements
1987 Kitchen countertop receptacles within 6 feet of sink
1987 Boathouses
1990 Crawlspaces (with exception for sump pumps or other dedicated equip.)
1993 Wet bar countertops within 6 feet of sink
1993 Any receptacle replaced in an area presently requiring GFCI
1996 All kitchen counters – not just those within 6 feet of sink

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

I	NI	NP	D

1996 All exterior receptacles except dedicated de-icing tape receptacle
1996 Unfinished accessory buildings at or below grade
1999 Exemption for dedicated equipment in crawlspace removed
2003 Smart Lock type GFCI
2008 All receptacles in garage (no exceptions)
2014 Dishwasher and laundry room if outlet is within six feet of the edge of the sink

***AFCI** (Arc Fault Circuit Interrupting)*

Note:
***AFCI** (Arc Fault Circuit Interrupting) devices are **recommended** in the following locations, family rooms, dining rooms, living areas, bedrooms or similar rooms or areas.*

An AFCI is a product that is designed to detect a wide range of arcing electrical faults to help reduce the electrical system from being an ignition source of a fire. Conventional overcurrent protective devices do not detect low level hazardous arcing currents that have the potential to initiate electrical fires. It is well known that electrical fires do exist and take many lives and damage or destroy significant amounts of property.

Electrical fires can be a silent killer occurring in areas of the home that are hidden from view and early detection. The objective is to protect the circuit in a manner that will reduce its chances of being a source of an electrical fire.

All AFCIs and GFCIs, whether circuit-type or breaker-type, should be installed by a qualified electrician.

Test AFCIs and GFCIs after installation and once a month thereafter to make sure they are working properly.

Replace defective AFCIs and GFCIs immediately. A defective device may create a false sense of security to those who do not know that it is non-functional.

Choose AFCIs and GFCIs that carry the label of an independent testing laboratory and always follow the manufacturer's instructions.

Homes not equipped with ARC-Fault circuit interrupting devices are not required to convert.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**
Type of Systems: Forced air furnace
Energy Sources: Electric
Comments:

The furnace/air handler (Inside unit) is a 2018 Rheem located in the hall closet.

This unit started and ran as intended from the thermostat controls.

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

I	NI	NP	D

No deficiencies were observed with the heating system.

An **air handler**, or **air handling unit** is the inside half of an air-conditioning / heat pump (HVAC) system. It is a large metal box containing a blower, heat strips and evaporator coils. They are generally located in attics, garage or hallway closets and are used to regulate and circulate air as part of the air-conditioning / heat pump system.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner
Comments:

Components of the condensing unit and the air handler are addressed in this section.

The condensing unit (outside) is a 2018 4.0 ton Rheem.

The unit started and ran as intended from the thermostat controls.

The primary condensation drain line was broken outside on the left side of the home.

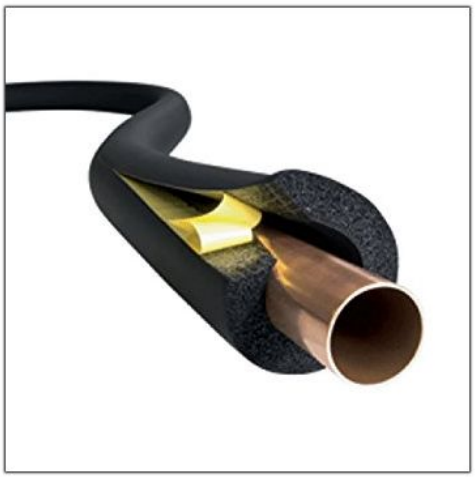
This needs to be extended at least three feet away from the foundation or past the AC unit platform.

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

I	NI	NP	D

There was deterioration of the insulation on the suction line (the larger refrigerant line) in the attic.

The entire length of copper pipe should be insulated to prevent the refrigerant in the line from picking up additional heat. The warmer the refrigerant is, the harder the unit has to work. DIY pipe insulation will work just fine for this. This pipe will sweat in the attic and condensation could drip onto the ceiling.



The conduit for the electrical wires is not properly attached to the electrical disconnect or clamped to the wall.

A vent stack has been added to the primary condensate drain line at the air handler, this vent is used to add a cup of vinegar once a month in the warmer months, to aid in keeping the line free of mold and mildew.

An overflow shut off switch has been installed on the secondary condensation drain line. The switch was tested and performed as intended.

This switch should be tested occasionally to ensure it is working. Pull the switch out of the housing and lift up on the float, the system and thermostat should shut down momentarily. Once the float is returned to its normal position the system should resume operation. This switch housing can be used to add a cup of vinegar once a month in the warmer months, to aid in keeping the line free of mold and mildew.

Condensing Unit-

The Condensing Unit is the official name for the outdoor HVAC unit. Condensing Units can either be an air conditioning unit or a heat pump. A typical HVAC Condensing Unit consists of:

- A Compressor to increase the pressure of refrigerant to keep the liquid refrigerant moving along
- A Fan for blowing the outside air through the heat exchanger to help cool the refrigerant
- A Condensing Coil to help send the heat carried by the refrigerant to the outside

It is very important to make sure the Condensing Unit is always clean and clear of any debris (leaves, tree branches, etc.) to prevent blockages and to prevent your HVAC unit from working harder than is necessary. It is also recommended that your Condensing Unit be placed in a shady area so it does not overheat as easily with the hot summer temperatures.

Compressor-

A Compressor, which lives inside the condensing unit, is part of a split-system air conditioner or heat pump's outdoor condensing unit. A Compressor helps control the amount of pressure applied to the refrigerant needed for removing heat to keep your house cool or taking in heat to warm your house. Similar to the Condensing Unit it is critical to ensure that your Compressor is clean and clear of any debris to prevent blockages and to prevent having your HVAC unit work harder than is necessary.

A well-made, well-maintained central air-conditioning system under average demand typically lasts 12 to 17 years.

For peak performance, now and into the future, It is recommended to seek professional system maintenance on a regular, annual schedule. It's the best thing you can do to prolong the life of your air conditioning, it's not always an elective measure, many manufacture warranties require it.

Note:

This was not a technically exhaustive inspection. Inspection of the HVAC equipment is by operation of system only. Testing for leaks, efficiency, or disassembling equipment are not within the scope of the inspection. For a complete evaluation of these systems a licensed HVAC technician should be contacted if desired.

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

I	NI	NP	D

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

Comments:

There was some torn insulation on some of the ductwork.




Note:

The effectiveness of a mechanical air filter is measured in MERV ratings (Minimum Efficiency Reporting Value). Generally speaking, the cheaper the filter is, the lower the MERV number is. In other words, you get what you pay for. Air filters with lower MERV ratings need to be replaced more frequently.

The filter with more pleats per foot across the face will allow you to have better airflow throughout your home. The more air that flows through your house, the more often it is passed and re-circulated through the filter. The end result is cleaner air because of the higher frequency of air passes through the filter.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Comments:

All locations are given as if facing the home.

The water meter was located in the front yard near the street.

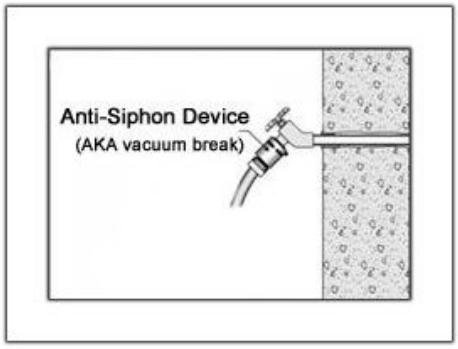
The main water supply valve is the water meter.

The water supply pipes in the home are Galvanized and PEX (Cross-linked Polyethylene) which stands for cross-linked polyethylene. It is a type of plastic tubing widely used alternative to copper piping in plumbing systems.

The water pressure measured 79 PSI the rear hose bib.

Normal water pressure is between 40 and 75 PSI and should not exceed 80 PSI.

The faucets on the front and rear of the home do not have an anti-siphon devices installed



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

I	NI	NP	D

Note:
Anti-siphon valves allow water to only flow in one direction. For irrigation purposes, it prevents water from the system from being siphoned back into the water supply line. Essentially, it stops unsafe water from entering a clean water supply such as the water that comes from your faucets or shower heads.

There was no water coming from the hot side of the sink in the utility room.

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

Comments:

All locations are given as if facing the home.

I could not find any reference to whether the home is on a septic system or not. You should ask the seller.

The main sewer clean outs were located on the left and right sides of the home.

Multiple faucets were run simultaneously, the drains at each fixture were observed for leaks and stoppages.

The flow through the main drains was also observed while the faucets were running.

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

I	NI	NP	D

No deficiencies were observed with the drains, wastes and vents.

Note:
All toilets are checked for continuous running and leaking flappers. Some leaks may happen only once in a while. These are called intermittent leaks. Flapper valves in the back tank of the toilet may not seat right occasionally. With a slow leak, it only "runs" once in a while and may or may NOT be heard.

Note:
While water was run down the drains, this cannot simulate the waste flow characteristics of full occupancy including solid waste and paper products. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. Portions of the plumbing system below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**
Energy Sources: Electric
Capacity: 40 Gallons
Comments:

The water heater was a 2019 Rheem.

Both sets heating elements were set to 120 degrees.

The temperature of the hot water at the kitchen sink was 113 degrees.

The difference between the water heater setting and the output at the sink is typically around 10 - 15 degrees.

There was no drain pan present under the water heater.

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

I	NI	NP	D

The end of the TPRV (Temperature & Pressure Relief Valve) was correctly terminated.

TPRV must end either over a floor drain, into the water heater drain pan or to the exterior of the home.

Note:
The average lifespan for a water heater is 8 - 12 years. Proper maintenance will prolong the life and maintain efficiency. There are many resources on the internet for maintaining your water heater for peak performance.

Note:
The TPRV (Temperature & Pressure Relief Valve) relief valve was not tested due to the possibility of the valve not reseating.

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☐ ☑ ☑ ☐ **E. Other**
Comments:

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**
Make: Amana
Comments:

The dishwasher was run through a wash / drain cycle.

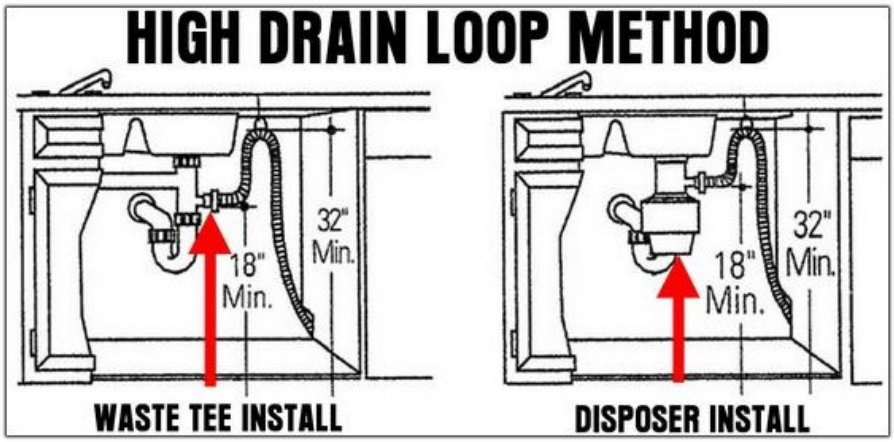
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The drain line for the dishwasher was not properly configured.

The dishwasher drain line needs to be elevated so the drain line cannot be filled by backed-up sink water.

This is the correct drain line configuration known as a high drain loop.



Note:
Most modern dishwashers have booster heaters to heat the water that comes from your home's water heater. Setting the water heater thermostat extra high to get your dishes clean is not necessary.

☐ ☑ ☑ ☐ **B. Food Waste Disposers**

Make: There was no food waste disposer present
Comments:

No deficiencies were observed with the food waste disposer.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Comments:

The microwave fan is a recirculation fan, it does not vent to the exterior.

No deficiencies were observed with the range hood or exhaust system.

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Make: Amana
Energy Source: Electric
Comments:

All of the burners heated as intended.

The oven temperature was 350 degrees at a 350 degree setting.

No deficiencies were observed with the range.

Note:
The temperature reading was taken with a thermal measuring device. Due to varying factors this test does not represent the exact cooking temperature. This test is conducted to ensure the oven does work and heats up to within 25 degrees of the 350 degree setting.

☑ ☐ ☐ ☐ **E. Microwave Ovens**
Make: Whirlpool
Comments:

No deficiencies were observed with the microwave.

Note:
Microwaves are tested for heating only using normal operating controls they are not tested for leaks and/or efficiency.

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

I	NI	NP	D

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

Comments:

The master bathroom exhaust fan terminates in the attic.

The hall bathroom has only a window for ventilation while this is an acceptable method of ventilation fans that vent to the exterior should be added to aid in the removal of humidity and condensation.

Note:

Any household produces moisture by cooking, washing, bathing and exercising. Even breathing brings moisture into the air. Your family and pets bring many liters of water into your home every day. Moisture can also enter your house from the soil through the basement or crawl space.

The ideal relative humidity level in your home may vary somewhat. Generally, it is thought best to be in the 40-60% range. Moving outside this range for a short period is not likely to cause you any discomfort. Negative effects are most likely to occur when parts of your home are continuously exposed to high humidity.

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

I	NI	NP	D
☐	☑	☑	☐

G. Garage Door Operators
Comments:

I	NI	NP	D
☑	☐	☐	☑

H. Dryer Exhaust Systems
Comments:

All locations are given as if facing the home.

The dryer vents through the right side wall.

The dryer vent has a screen over the opening.

Note:
Screens shall not be installed at the duct termination. Screens can cause a buildup of lint which can become a fire hazard.

The dryer vent is PVC.

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

I	NI	NP	D

See Note below.

Note:
Exhaust ducts shall be constructed of smooth rigid metal ducts, with joints running in the direction of air flow. Exhaust ducts shall be taped together using all purpose foil tape and shall not be connected with sheet-metal screws or fastening means which extend into the duct.

Note:
Lint can build up in your dryer hose and vent duct, posing a fire hazard. Roof vented dryers are especially prone to lint clogging due to the vertical lift of the lint. These hazards can be avoided by periodically inspecting and cleaning your dryer vent.

Note:
Flexible ribbed vinyl ducts used in the past should no longer be used. They are a potential fire hazard.

☐ ☑ ☑ ☐ **I. Other**

Comments:

Summary

This section is a summary list of all the deficiencies in the report. There may be other issues that are not deficiencies but do need attention so please read the report thoroughly.

Systems marked as **deficient** should be further evaluated by a licensed professional in the specific field.

ROOF STRUCTURES AND ATTICS

- The turbine on the left side did not spin.

DOORS (INTERIOR AND EXTERIOR)

- The lock is broken on the sliding glass door.
- The door stoppers on all of the doors around the home were missing.

WINDOWS

- There were no window screens installed on the windows.
- There was a cracked window pane in the front bedroom.

FIREPLACES AND CHIMNEYS

- The flue lever would not move.
- There was no spark arrestor in place on the chimney.
- There was cracking in the mortar crown on the top of the chimney.

SERVICE ENTRANCE AND PANELS

- There was no main disconnect present.
- There were knockout covers missing in the breaker panel in the laundry room.
- There was a double tapped breaker (two hot wires attached to the same breaker) in the breaker panel in the laundry room.
- The ground and neutral wires were sharing the same busbar with no main disconnect present
- There were wire protection grommets missing in the breaker panel in the laundry room.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- There were no smoke detectors in the bedrooms.
- The receptacles on the exterior of the home are not GFCI protected.
- The hot and neutral wires were reversed on most of the outlets in the home.
- The receptacle in the the kitchen and the master bathroom indicated an open ground condition.
- There was a missing outlet cover in the air handler closet.

- There was an exposed wire splice in the attic.
- There were no smoke detectors in the bedrooms.

COOLING EQUIPMENT

- The primary condensation drain line was broken outside on the left side of the home.
- There was deterioration of the insulation on the suction line (the larger refrigerant line) in the attic.
- The conduit for the electrical wires is not properly attached to the electrical disconnect or clamped to the wall.

DUCT SYSTEMS, CHASES, AND VENTS

- There was some torn insulation on some of the ductwork.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- There was no water coming from the hot side of the sink in the utility room.

WATER HEATING EQUIPMENT

- There was no drain pan present under the water heater.
- The end of the TPRV (Temperature & Pressure Relief Valve) was correctly terminated.

DISHWASHERS

- The drain line for the dishwasher was not properly configured.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- The master bathroom exhaust fan terminates in the attic.

DRYER EXHAUST SYSTEMS

- The dryer vent has a screen over the opening.
- The dryer vent is PVC.