

Your Inspection Report

123 First Street
Houston, TX 77002



PREPARED FOR:
JOHN SMITH

INSPECTION DATE:
Saturday, October 16, 2021

PREPARED BY:
Charles Lehnhoff, 23070

SECURED INSPECTIONS

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PROPERTY INSPECTION REPORT FORM

John Smith	Sat, Oct 16, 2021
Name of Client	*Date of Inspection*
123 First Street, Houston, TX	
Address of Inspected Property	
Charles Lehnhoff	23070
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Pier and beam
Foundation Performance Opinion: Performing as intended
Comments:
• *Foundations\General notes:* **Settled** *Location(s):* **Various Crawl Space**
• *Foundations\Performance opinion:* **Further evaluation required**

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:
• *Roof drainage\Downspouts:* **Should discharge 6 feet from building** *Location(s):* **Exterior**
• *Landscaping\Lot grading:* **Improper slope or drainage** *Location(s):* **Exterior**

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

Types of Roof Covering: Asphalt shingles
Viewed From: Drone
Comments:
• *Sloped roofing\Asphalt shingles:* **Damage** *Location(s):* **Throughout Roof**
• *Flat roofing\Roll roofing:* **Ponding** *Location(s):* **Left Side Roof**
• *Recommendations\Overview:* **Summary: Roof appears to be in poor condition with multiple missing shingles and/or patches. Recommend further evaluation and consultation with a roofing professional for estimate cost of repairs prior too close.**

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

Viewed From: Roof framing/attic viewed from attic
Approximate Average Depth of Insulation: 6 inches
Comments:
• *Recommendations\Overview:* **No insulation recommendations are offered as a result of this inspection.**
• *Roof framing\Knee walls/purlins:* **Missing** *Location(s):* **Various Throughout Attic**
• *Roof framing\Columns (roof/attic):* **Buckling** *Location(s):* **Middle Attic**
• *Roof framing\Sheathing (roof/attic):* **Rot** *Location(s):* **Various Throughout Roof**
• *Attic/roof\Insulation:* **Amount inadequate** *Location(s):* **Attic**
• *Attic/roof\Hatch/Door:* **Not weatherstripped** *Location(s):* **Middle Hall**

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

Comments:
• *Walls\Plaster or drywall:* **Water damage** *Location(s):* **Family Room**
• *Walls\General notes:* **Water damage** *Location(s):* **Exterior Carport**
• *Walls\Masonry (brick, stone) and concrete:* **Cracked** *Location(s):* **Front Exterior Wall**

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

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

I	NI	NP	D

Comments:
• *Ceilings\General notes:* **Water damage** *Location(s):* **Various Throughout**

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**
Comments:
• *Doors\Hardware:* **Rust** *Location(s):* **Living Room**

☑ ☐ ☐ ☑ **H. Windows**
Comments:
• *Windows\Glass (glazing):* **Cracked** *Location(s):* **Left Side Dining Room**

☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**
Comments:
• *Stairs\Treads:* **Worn or damaged** *Location(s):* **Middle Staircase**

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**
Comments:
• *Fireplace\Hearth and extension:* **Settled** *Location(s):* **Living Room**

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**
Comments:
• *Porches, decks, stairs, patios and balconies\Joists:* **Damage** *Location(s):* **Rear Exterior Staircase**
• *Porches, decks, stairs, patios and balconies\Handrails and guards:* **Openings between spindles (balusters) too large**
Location(s): **Exterior**

☐ ☐ ☑ ☐ **L. Other**
Comments:
• *Recommendations\Overview:* **No interior recommendations are offered as a result of this inspection.**
• *Landscaping\Fence:* **Deteriorated** *Location(s):* **Various Exterior Yard**
• *Recommendations\Overview:* **Summary: Exterior steps and landings appear to be in unsafe conditions. Recommend consultation for estimate cost of repair for framing members.**
• *Recommendations\Overview:* **Summary: Crawlspace masonry blocking and foundation appear to have moved and settled at time of inspection. Contact a foundation specialist for estimate cost of leveling and repair.**

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**
Comments:
• *Recommendations\Overview:* **No electrical recommendations are offered as a result of this inspection.**
• *Service box, grounding and panel\Service box:* **Rust** *Location(s):* **Exterior**

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I	NI	NP	D

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

Type of Wiring: Copper - non-metallic sheathed

Comments:

• *Distribution system\Lights:* **Damage** *Location(s):* **Rear Porch**

• *Distribution system\Outlets (receptacles):* **GFCI/GFI needed (Ground Fault Circuit Interrupter)**

Location(s): **Exterior**

☐ ☐ ☐ ☐ **C. Other**

Comments:

• *Recommendations\Overview:* **No electrical recommendations are offered as a result of this inspection.**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems: Furnace

Energy Sources: Electricity

Comments:

• *Recommendations\Overview:* **No heating recommendations are offered as a result of this inspection.**

• *Gas furnace\Gas piping:* **Improper connections**

• *Space heater\Wall furnace:* **Unvented furnace in bedroom or bathroom** *Location(s):* **Bathroom**

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central air

Comments:

• *Air conditioning\Air cooled condenser coil:* **Corrosion** *Location(s):* **Left Side Exterior Yard**

• *Air conditioning\Condensate drain line:* **Improper discharge point**

• *Recommendations\Overview:* **Summary: AC coils appear in poor condition from corrosion of the slat air of the Gulf Coast, recommend estimates for replacement of condenser unit. HVAC ducting also appears in poor condition and may be causing possible microbial growth from air leaks and torn duct work.**

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

Comments:

• *Air conditioning\Ducts, registers and grilles:* **Disconnected or leaking** *Location(s):* **Various**

• *Air conditioning\Duct vapor barrier:* **Damage** *Location(s):* **Middle Attic**

• *Air conditioning\Ducts, registers and grilles:* **Poor support** *Location(s):* **Attic**

☐ ☐ ☐ ☐ **D. Other**

Comments:

• *Recommendations\Overview:* **No heating recommendations are offered as a result**

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

I	NI	NP	D

of this inspection.

• *Recommendations\Overview:* **Summary: AC coils appear in poor condition from corrosion of the slat air of the Gulf Coast, recommend estimates for replacement of condenser unit. HVAC ducting also appears in poor condition and may be causing possible microbial growth from air leaks and torn duct work.**

IV. PLUMBING SYSTEMS

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

Location of water meter: Front near street

Location of main water supply valve: Exterior wall

Static water pressure reading: 55 psi

Type of supply piping material:

Comments:

• *Supply plumbing\Water shut off valve:* **Damaged handle** *Location(s):* **Front Exterior Wall**

• *Fixtures and faucets\Bathtub:* **Grout loose, missing or deteriorated** *Location(s):* **Hallway Bathroom**

• *Fixtures and faucets\Hose bib or bibb (outdoor faucet):* **Damage** *Location(s):* **Exterior Wall**

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

Type of drain piping material:

Comments:

• *Waste plumbing\Drain piping - performance:* **Clogged** *Notes:* **Sewer Scope Evaluation** *Location(s):*

Exterior

• *Waste plumbing\Traps - installation:* **Wrong type** *Location(s):* **Bathroom**

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 40 gallons

Comments:

• *Water heater\Tank:* **Safety pan and drain missing** *Location(s):* **Crawl Space**

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

Comments:

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

Location of gas meter:

Type of gas distribution piping material:

Comments:

☐ ☐ ☑ ☐ **F. Other**

Comments:

• *Recommendations\Overview:* **Summary: Main sewer line appears to clogged from**

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

I	NI	NP	D

tree roots downstream towards septic system. Recommend plumber contacted for clean-out and estimate replacement costs.

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

• *Appliances\Dishwasher:* **Loose** *Location(s):* **Kitchen**

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

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

Comments:

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

☐ ☐ ☑ ☐ **E. Microwave Ovens**

Comments:

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

Comments:

☐ ☐ ☑ ☐ **G. Garage Door Operators**

Comments:

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

• *Appliances\Dryer:* **Dryer vent obstructed** *Location(s):* **Exterior Wall**

☐ ☐ ☑ ☐ **I. Other**

Comments:

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

• *Irrigation/Sprinkler System\Sprinkler heads :* **Damaged** *Location(s):* **Front Driveway**

☑ ☐ ☐ ☑ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: Concrete

Comments:

• *Pool / Spa / Hot Tub\Mechanical:* **Pump leaking** *Location(s):* **Rear Yard**

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

I	NI	NP	D	
☐	☐	☑	☐	**C. Outbuildings**
☑	☐	☐	☑	**D. Private Water Wells (A coliform analysis is recommended.)**
☑	☐	☐	☑	**E. Private Sewage Disposal Systems**
☐	☐	☐	☐	**F. Other Built-in Appliances**
☑	☐	☐	☑	**G. Other**

Comments:

Type of Pump: Centrifugal pump

Type of Storage Equipment: Steel pressure tank

Comments:

• *Private water well\Observations:* **Missing Water Pressure Valve** *Location(s):* **Middle Yard**

Type of System: Septic system

Location of Drain Field: Back yard

Comments:

• *Private sewage disposal system\Observations:* **Alarm Not Functional** *Location(s):* **Middle Yard**

Comments:

Comments:

END OF TREC REPORT

(Additional Information Follows)

May 13, 2025

Dear John Smith,

RE: Report No. 1426, v.3
123 First Street
Houston, TX
77002

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Charles Lehnhoff
on behalf of
Secured Inspections

Secured Inspections
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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Priority Maintenance Items

Roofing

RECOMMENDATIONS \ Overview

Condition: • Summary: Roof appears to be in poor condition with multiple missing shingles and/or patches. Recommend further evaluation and consultation with a roofing professional for estimate cost of repairs prior too close.

Exterior

RECOMMENDATIONS \ Overview

Condition: • Summary: Exterior steps and landings appear to be in unsafe conditions. Recommend consultation for estimate cost of repair for framing members.

Structure

RECOMMENDATIONS \ Overview

Condition: • Summary: Crawlspace masonry blocking and foundation appear to have moved and settled at time of inspection. Contact a foundation specialist for estimate cost of leveling and repair.

Electrical

RECOMMENDATIONS \ Overview

Condition: • No electrical recommendations are offered as a result of this inspection.

Heating

RECOMMENDATIONS \ Overview

Condition: • No heating recommendations are offered as a result of this inspection.

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

Condition: • Summary: AC coils appear in poor condition from corrosion of the slat air of the Gulf Coast, recommend estimates for replacement of condenser unit. HVAC ducting also appears in poor condition and may be causing possible microbial growth from air leaks and torn duct work.

Insulation and Ventilation

RECOMMENDATIONS \ Overview
Condition: • No insulation recommendations are offered as a result of this inspection.

Plumbing

RECOMMENDATIONS \ Overview
Condition: • Summary: Main sewer line appears to clogged from tree roots downstream towards septic system. Recommend plumber contacted for clean-out and estimate replacement costs.

Interior

RECOMMENDATIONS \ Overview
Condition: • No interior recommendations are offered as a result of this inspection.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Home Improvement - ballpark costs

Description

Types of Roof Covering: • Asphalt shingles

Roof Viewed From: • Drone



1. *Drone*

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Summary: Roof appears to be in poor condition with multiple missing shingles and/or patches. Recommend further evaluation and consultation with a roofing professional for estimate cost of repairs prior too close.

SLOPED ROOFING \ Asphalt shingles

2. Condition: • Damage

Implication(s): Chance of water damage to structure, finishes and contents

Location: Throughout Roof



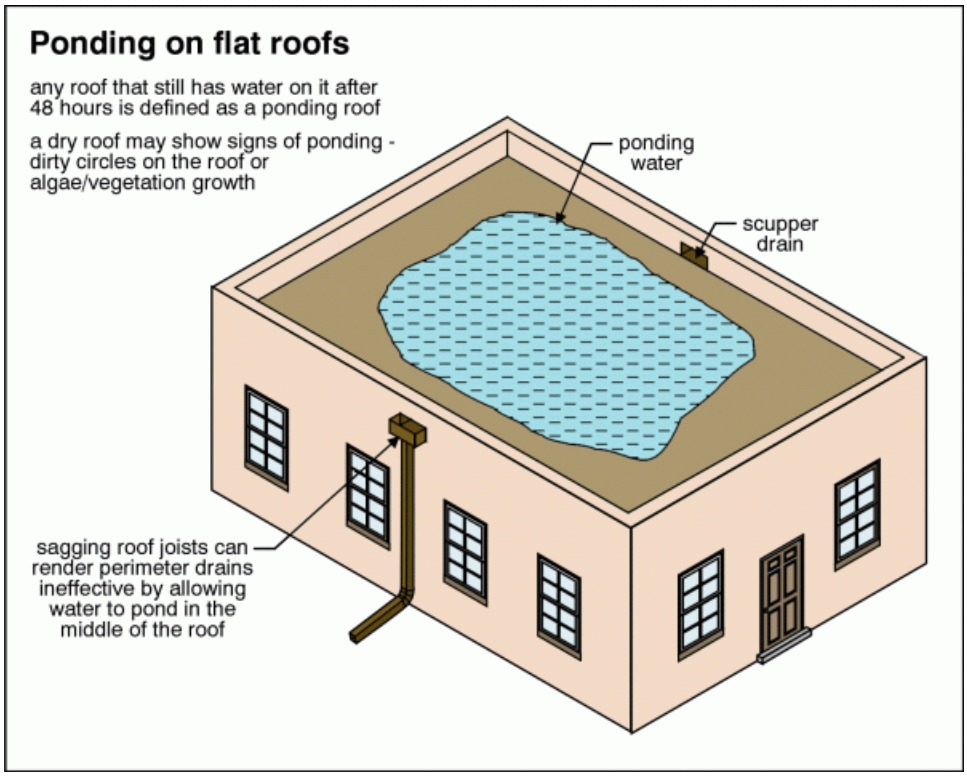
2. *Damage*

FLAT ROOFING \ Roll roofing

3. Condition: • Ponding

Implication(s): Chance of water damage to structure, finishes and contents

Location: Left Side Roof





3. *Ponding*

Description

Recommendations

RECOMMENDATIONS \ Overview

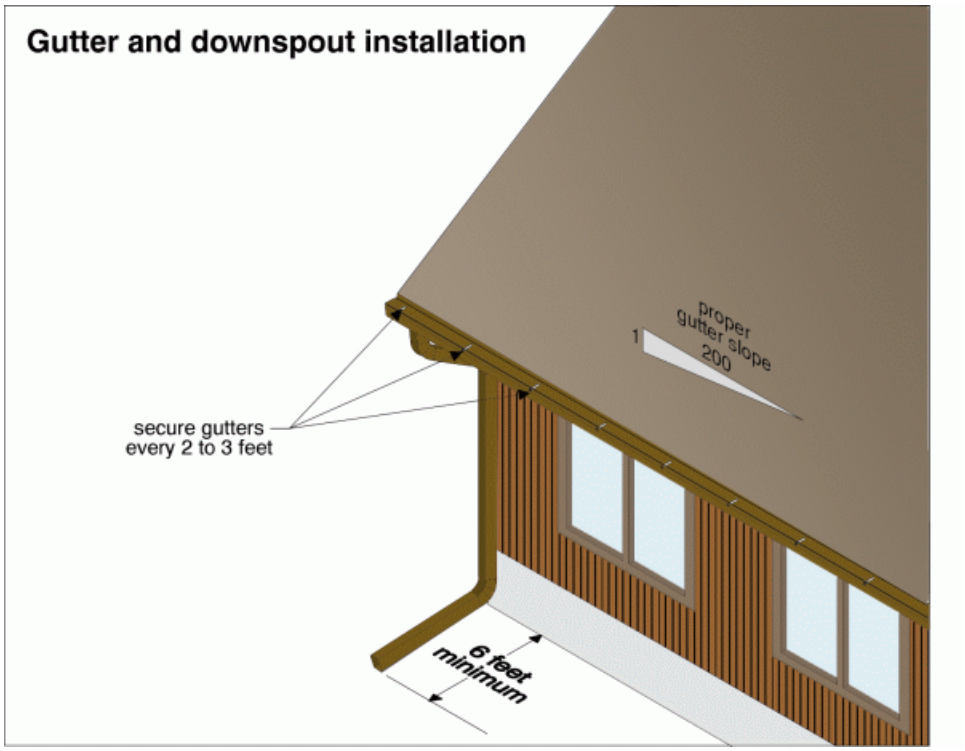
4. Condition: • Summary: Exterior steps and landings appear to be in unsafe conditions. Recommend consultation for estimate cost of repair for framing members.

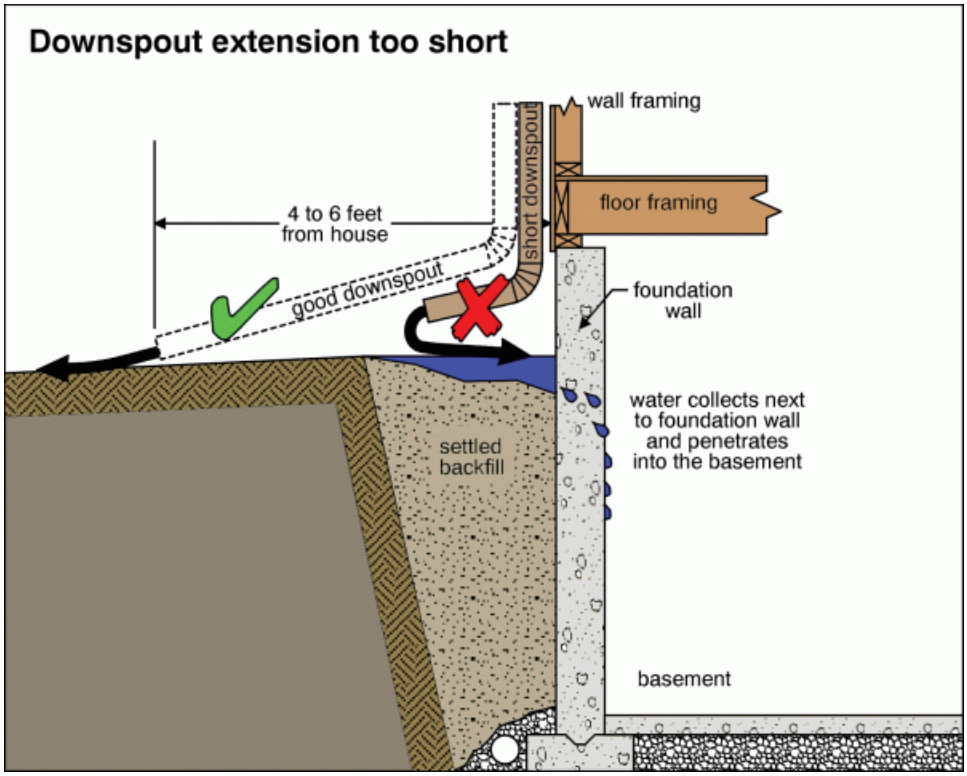
ROOF DRAINAGE \ Downspouts

5. Condition: • Should discharge 6 feet from building

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior







4. *Should discharge 6 feet from building*

WALLS \ Masonry (brick, stone) and concrete

6. Condition: • Cracked

Implication(s): Chance of water entering building | Weakened structure | Chance of movement
Location: Front Exterior Wall



5. *Mortar deterioration*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

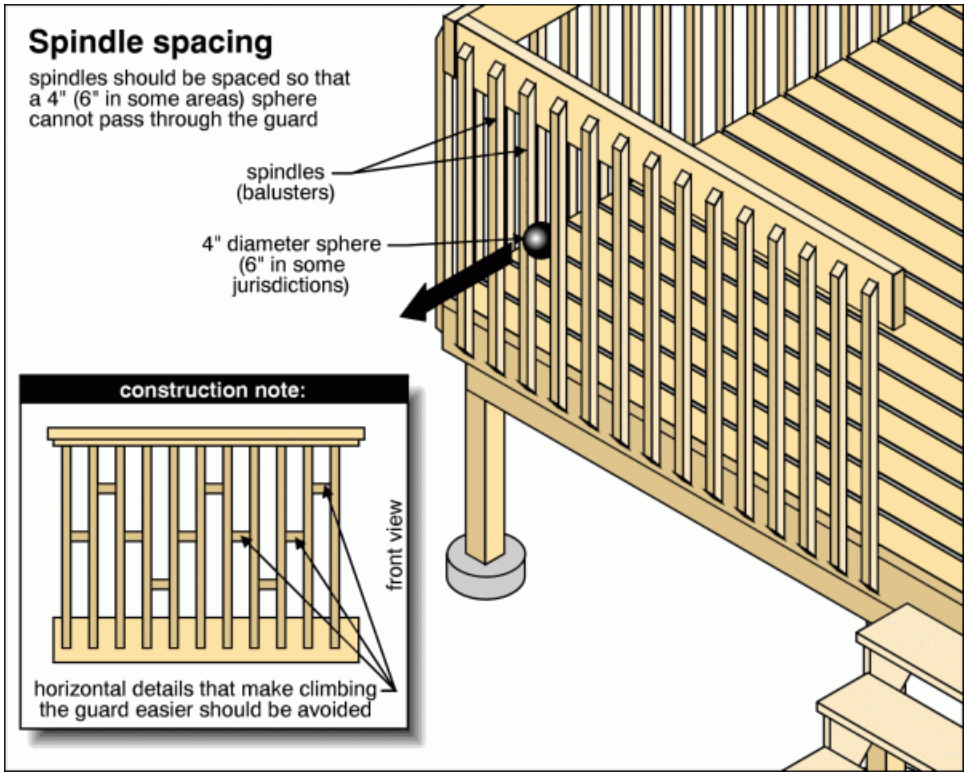
7. Condition: • Damage
Implication(s): Weakened structure | Chance of movement
Location: Rear Exterior Staircase

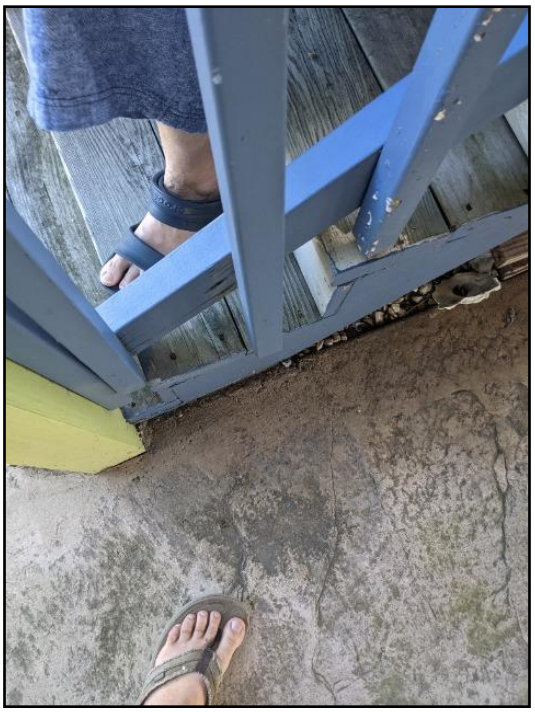


6. *Damage*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

8. Condition: • Openings between spindles (balusters) too large
Implication(s): Fall hazard
Location: Exterior



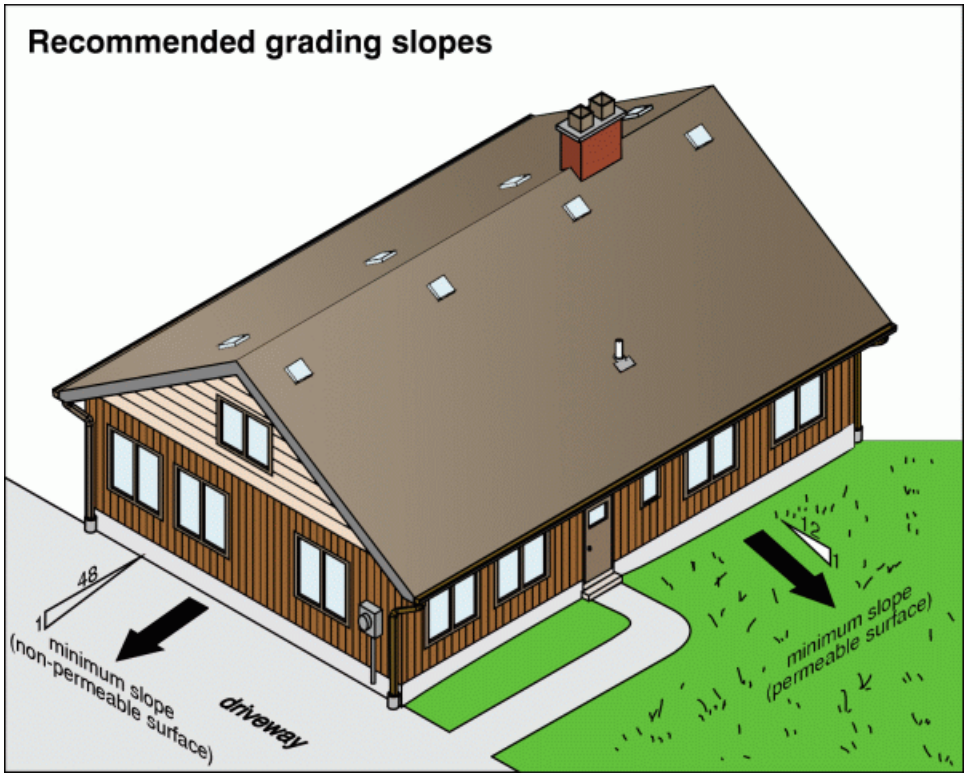


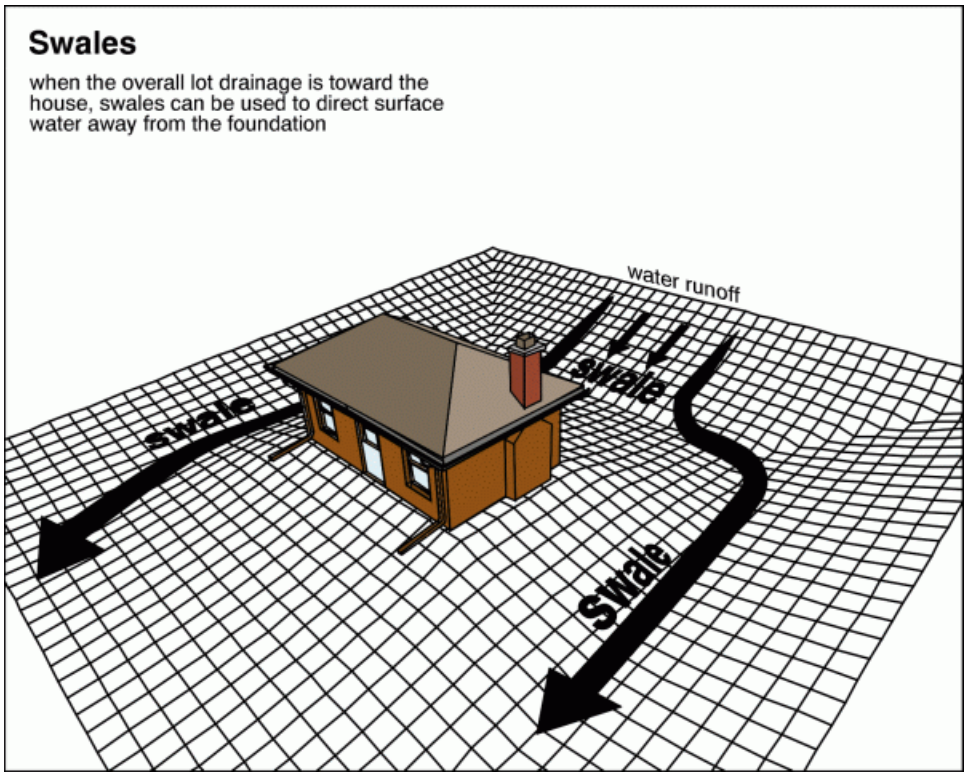
7. *Openings between spindles (balusters) too...*

LANDSCAPING \ Lot grading

9. Condition: • Improper slope or drainage

Implication(s): Chance of water damage to structure, finishes and contents
Location: Exterior







8. *Improper slope or drainage*

LANDSCAPING \ Fence

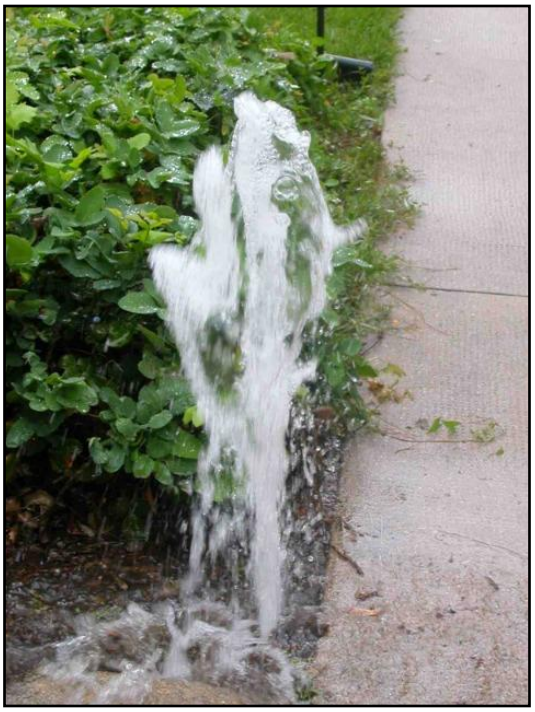
10. Condition: • Deteriorated
Implication(s): Material deterioration
Location: Various Exterior Yard



9. *Deteriorated*

IRRIGATION/SPRINKLER SYSTEM \ Sprinkler heads

11. Condition: • Damaged
Implication(s): Reduced operability | Equipment not operating properly
Location: Front Driveway



10. *Damaged*

Description

Type of Foundation(s): • Pier and beam

Foundation Performance Opinion: • Performing as intended

Roof Structures and Attics Viewed From: • Roof framing/attic viewed from attic

Recommendations

RECOMMENDATIONS \ Overview

12. Condition: • Summary: Crawlspace masonry blocking and foundation appear to have moved and settled at time of inspection. Contact a foundation specialist for estimate cost of leveling and repair.

FOUNDATIONS \ General notes

13. Condition: • Settled

Implication(s): Chance of structural movement

Location: Various Crawl Space



11. *Settled*

FOUNDATIONS \ Performance opinion

14. Condition: • Further evaluation required

Implication(s): Chance of structural movement

ROOF FRAMING \ Sheathing (roof/attic)

15. Condition: • Rot

Implication(s): Weakened structure | Chance of structural movement

Location: Various Throughout Roof



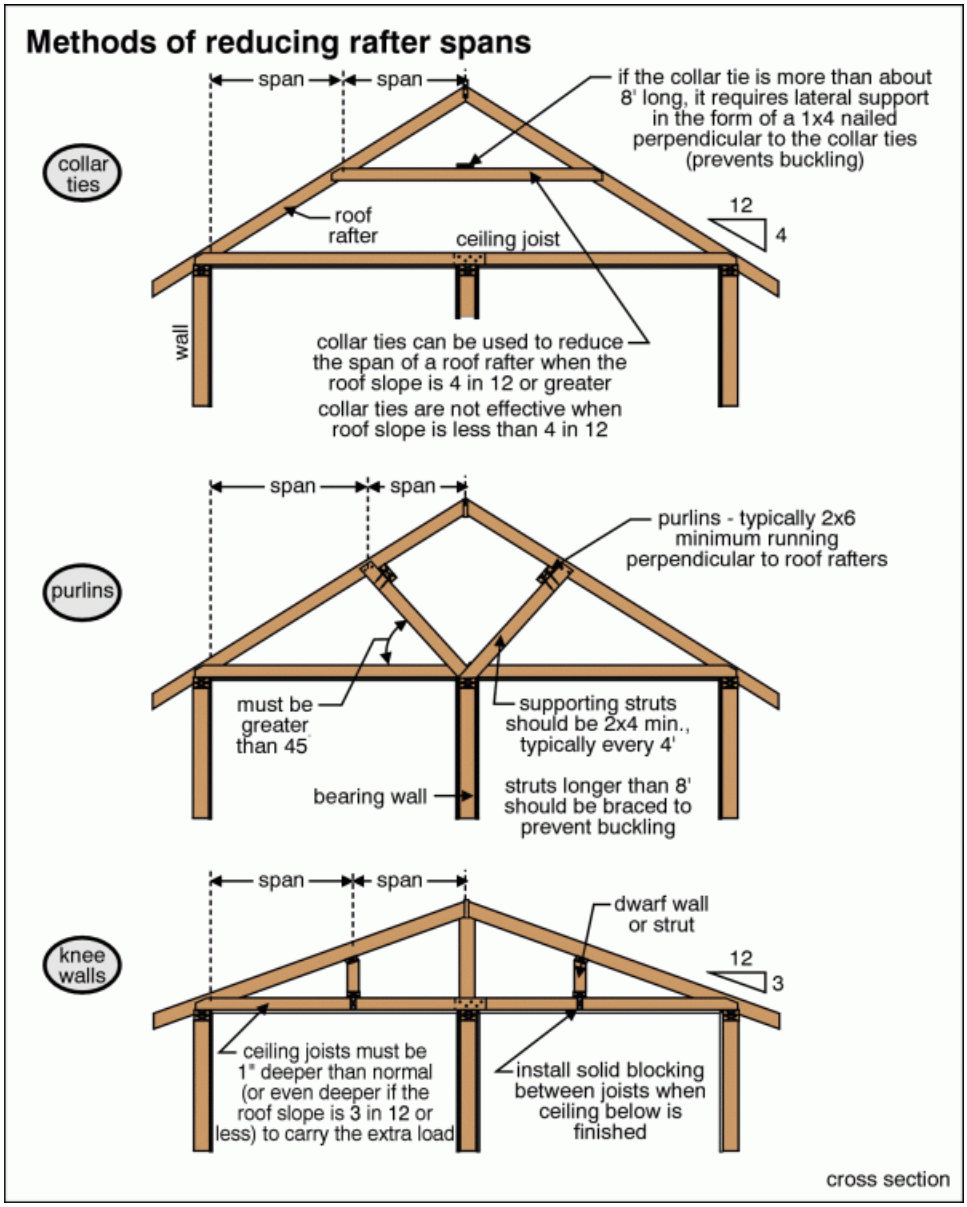
12. *Damage*

ROOF FRAMING \ Knee walls/purlins

16. Condition: • Missing

Implication(s): Weakened structure | Chance of structural movement

Location: Various Throughout Attic


Methods of reducing rafter spans
collar ties
span
span
if the collar tie is more than about 8' long, it requires lateral support in the form of a 1x4 nailed perpendicular to the collar ties (prevents buckling)
roof rafter
ceiling joist
12
4
wall
collar ties can be used to reduce the span of a roof rafter when the roof slope is 4 in 12 or greater
collar ties are not effective when roof slope is less than 4 in 12
purlins
span
span
purlins - typically 2x6 minimum running perpendicular to roof rafters
must be greater than 45
supporting struts should be 2x4 min., typically every 4'
bearing wall
struts longer than 8' should be braced to prevent buckling
knee walls
span
span
dwarf wall or strut
12
3
ceiling joists must be 1" deeper than normal (or even deeper if the roof slope is 3 in 12 or less) to carry the extra load
install solid blocking between joists when ceiling below is finished
cross section



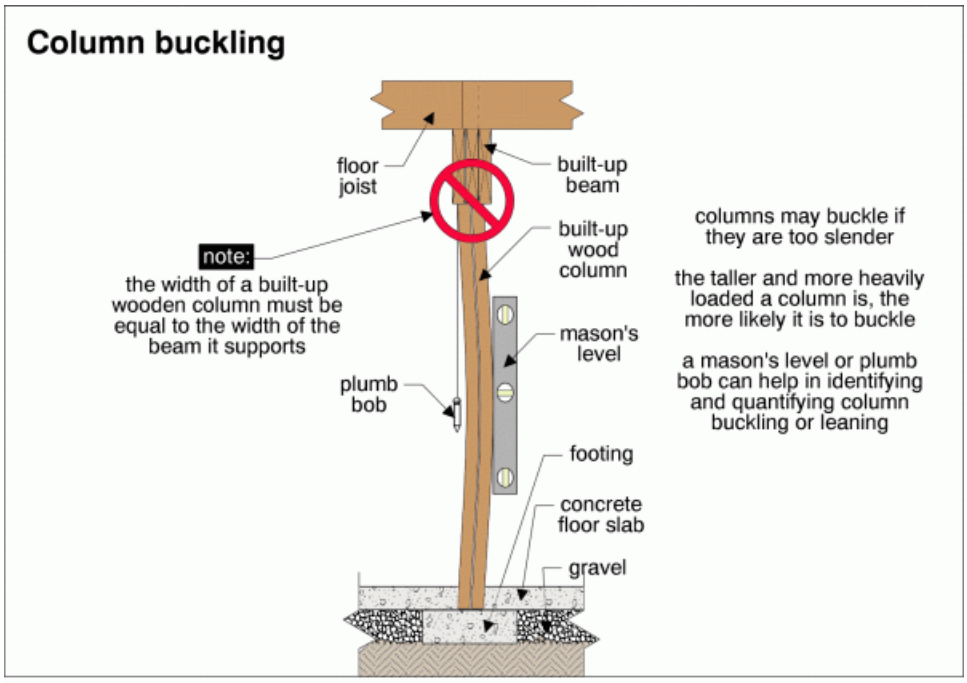
13. *Missing*

ROOF FRAMING \ Columns (roof/attic)

17. Condition: • Buckling

Implication(s): Weakened structure | Chance of structural movement

Location: Middle Attic





14. *Buckling*

Description

Type of Wiring:

• Copper - non-metallic sheathed



15. *Copper - non-metallic sheathed*

Service size: • 200 Amps (240 Volts)

Recommendations

RECOMMENDATIONS \ Overview

18. Condition: • No electrical recommendations are offered as a result of this inspection.

SERVICE BOX, GROUNDING AND PANEL \ Service box

19. Condition: • Rust

Implication(s): Electric shock | Increased fire hazard

Location: Exterior



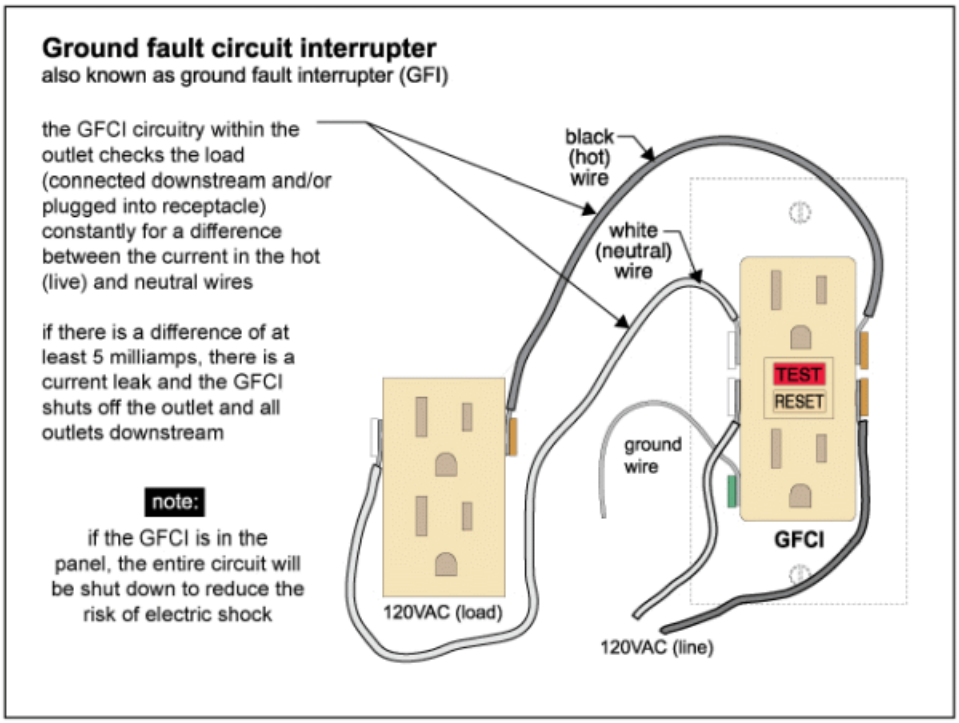
16. *Rust*

DISTRIBUTION SYSTEM \ Outlets (receptacles)

20. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: Exterior





17. *GFCI/GFI needed (Ground Fault Circuit...*

DISTRIBUTION SYSTEM \ Lights

21. Condition: • Damage

Implication(s): Electric shock | Fire hazard

Location: Rear Porch



18. *Damage*

Description

Type of Systems: • Furnace

Energy Sources: • Electricity

Supply temperature:

• 105°



19. *105°*

Return temperature:

• 85°



20. *85°*

Recommendations

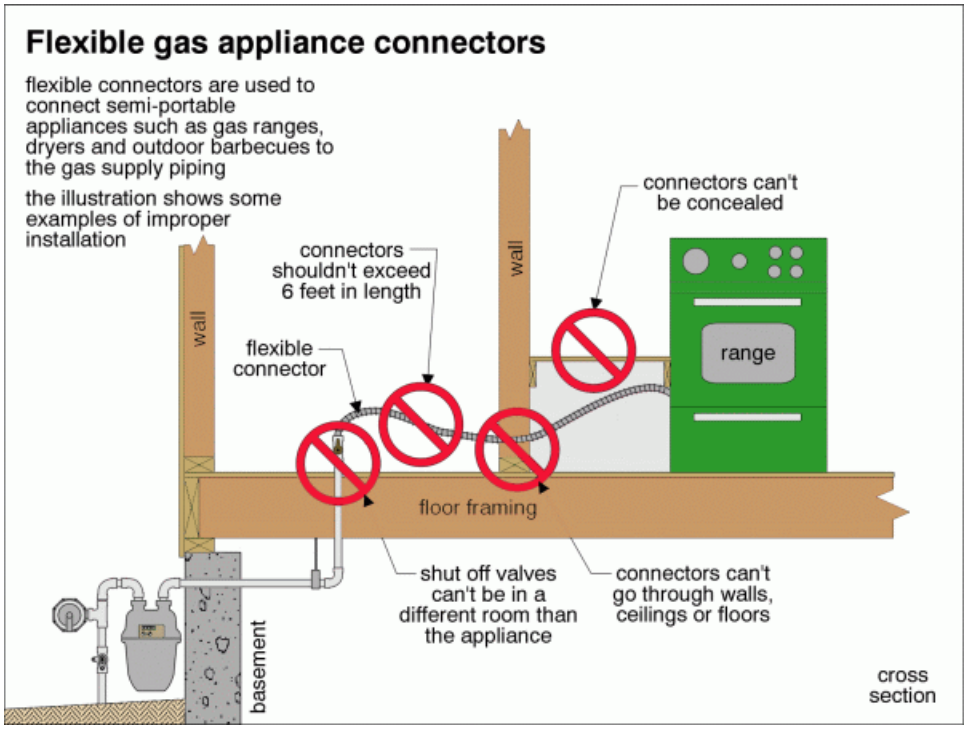
RECOMMENDATIONS \ Overview

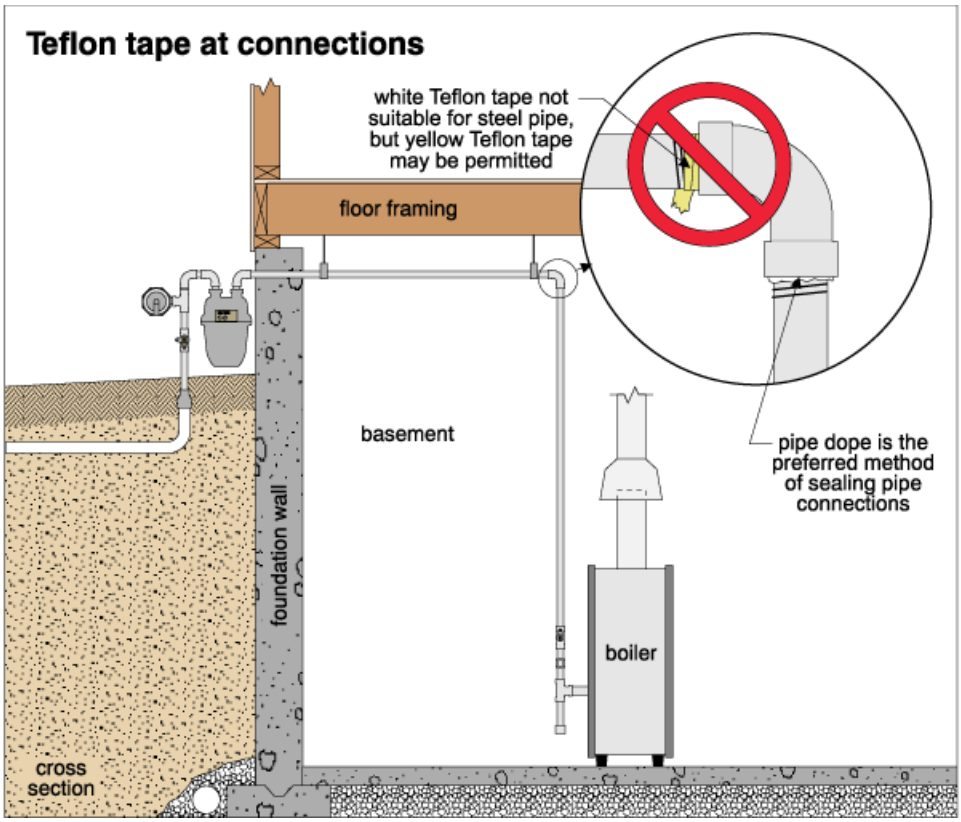
22. Condition: • No heating recommendations are offered as a result of this inspection.

GAS FURNACE \ Gas piping

23. Condition: • Improper connections

Implication(s): Equipment not operating properly | Fire or explosion







21. *Improper connections*

SPACE HEATER \ Wall furnace

24. Condition: • Unvented furnace in bedroom or bathroom
Implication(s): Hazardous combustion products entering home
Location: Bathroom



22. *Unvented furnace in bedroom or bathroom*

FIREPLACE \ Hearth and extension

25. Condition: • Settled

Implication(s): Fire hazard

Location: Living Room



23. *Settled*

Description

Type of Systems: • Central air

Supply temperature:

• 60°



24. *60°*

Return temperature:

• 80°



25. *80°*

Recommendations

RECOMMENDATIONS \ Overview

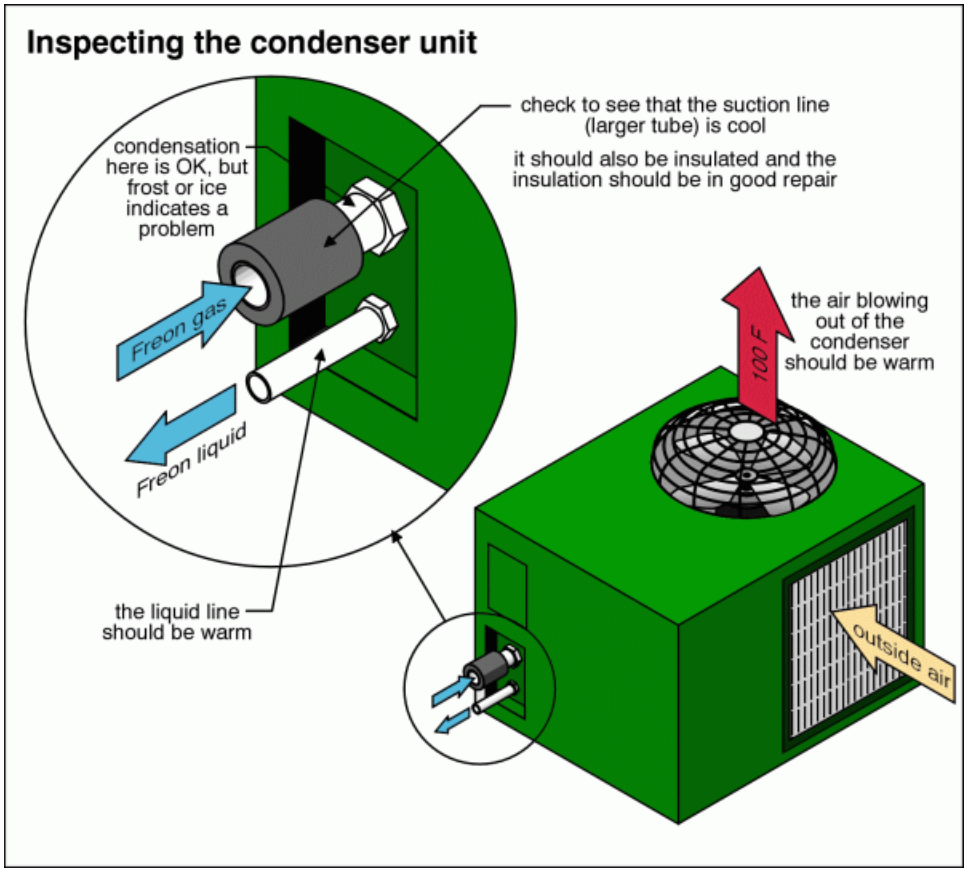
26. Condition: • Summary: AC coils appear in poor condition from corrosion of the slat air of the Gulf Coast, recommend estimates for replacement of condenser unit. HVAC ducting also appears in poor condition and may be causing possible microbial growth from air leaks and torn duct work.

AIR CONDITIONING \ Air cooled condenser coil

27. Condition: • Corrosion

Implication(s): Reduced system life expectancy | Equipment not operating properly | Increased cooling costs | Reduced comfort

Location: Left Side Exterior Yard



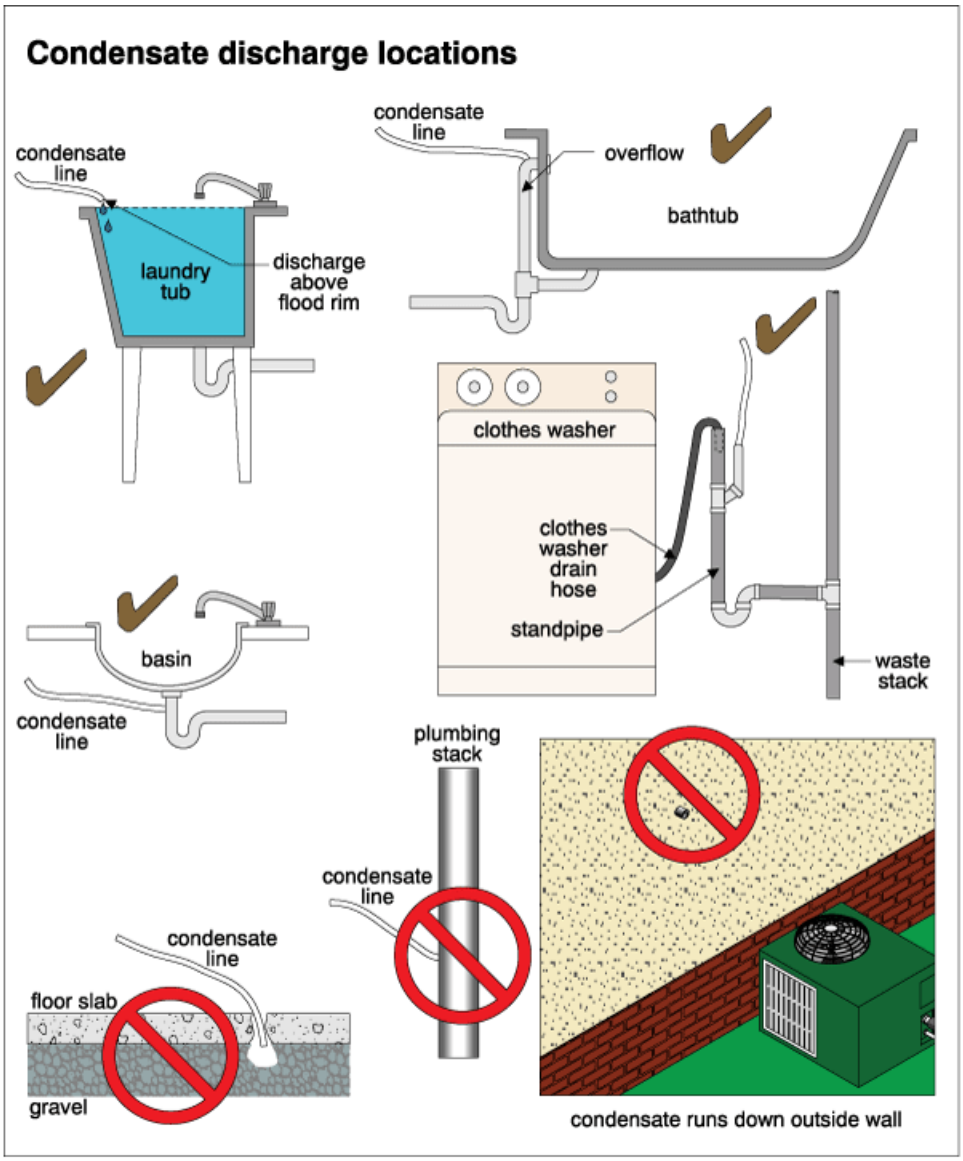


26. *Corrosion*

AIR CONDITIONING \ Condensate drain line

28. Condition: • Improper discharge point

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment | Contaminants may enter building air


Condensate discharge locations
condensate line
laundry tub
discharge above flood rim
condensate line
overflow
bathtub
clothes washer
clothes washer drain hose
standpipe
waste stack
basin
condensate line
plumbing stack
condensate line
condensate line
floor slab
gravel
condensate runs down outside wall



27. *Improper discharge point*

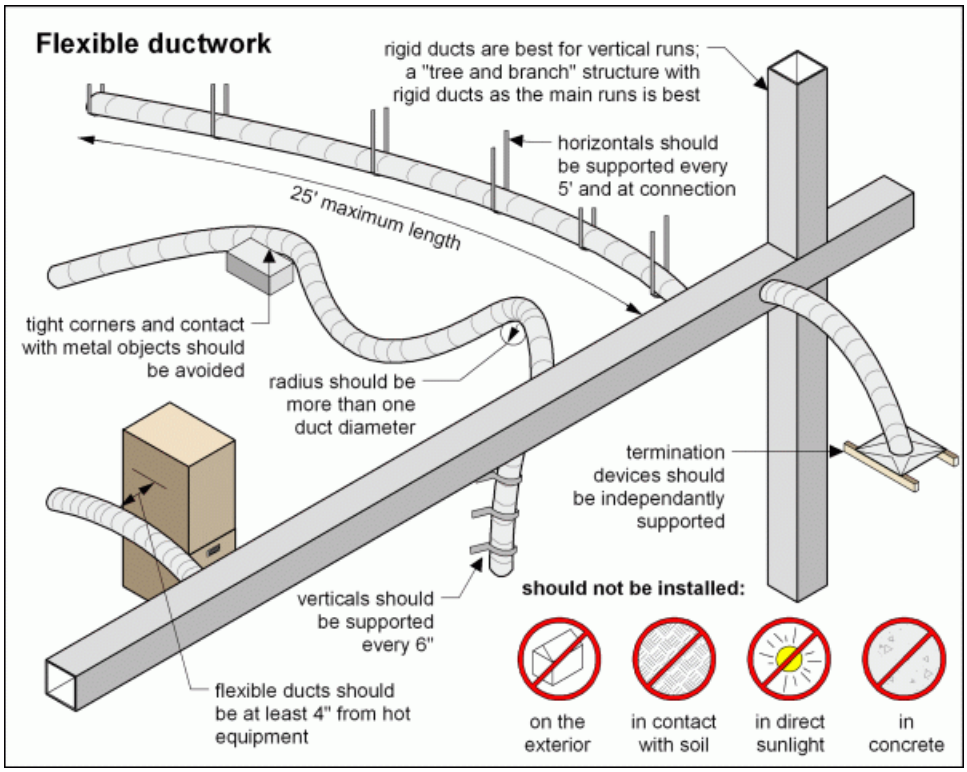
AIR CONDITIONING \ Ducts, registers and grilles

29. Condition: • Disconnected or leaking
Implication(s): Increased cooling costs | Reduced comfort
Location: Various



28. *Disconnected or leaking*

30. Condition: • Poor support
Implication(s): Increased cooling costs | Reduced comfort
Location: Attic





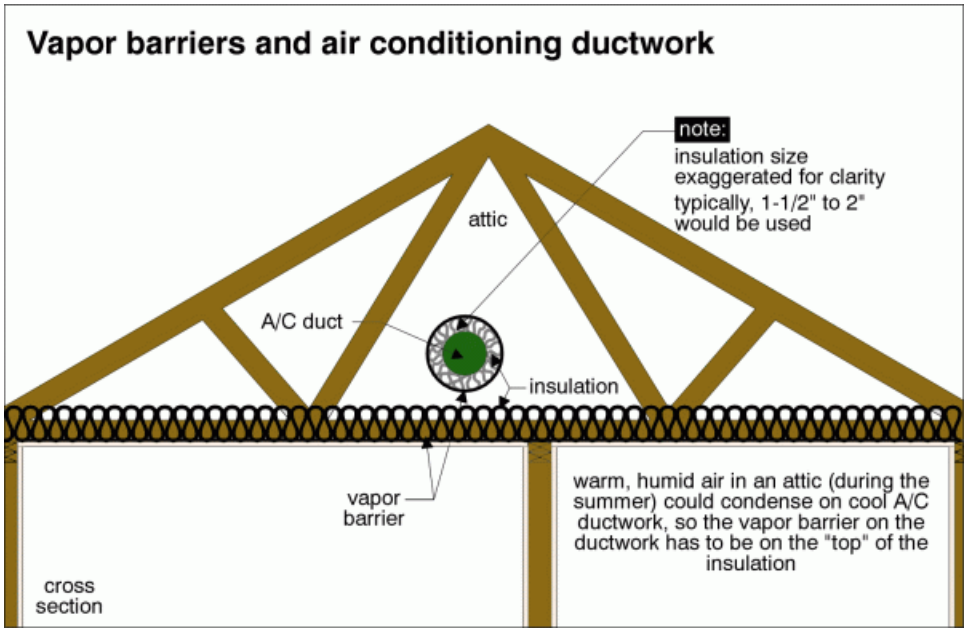
29. *Poor support*

AIR CONDITIONING \ Duct vapor barrier

31. Condition: • Damage

Implication(s): Chance of condensation damage to finishes and/or structure | Increased cooling costs | Reduced comfort

Location: Middle Attic


Vapor barriers and air conditioning ductwork
note:
insulation size exaggerated for clarity typically, 1-1/2" to 2" would be used
attic
A/C duct
insulation
vapor barrier
warm, humid air in an attic (during the summer) could condense on cool A/C ductwork, so the vapor barrier on the ductwork has to be on the "top" of the insulation
cross section



30. *Damage*

Description

Approximate Average Depth of Insulation: • 6 inches

Recommendations

RECOMMENDATIONS \ Overview

32. Condition: • No insulation recommendations are offered as a result of this inspection.

ATTIC/ROOF \ Insulation

33. Condition: • Amount inadequate

Implication(s): Increased heating and cooling costs

Location: Attic



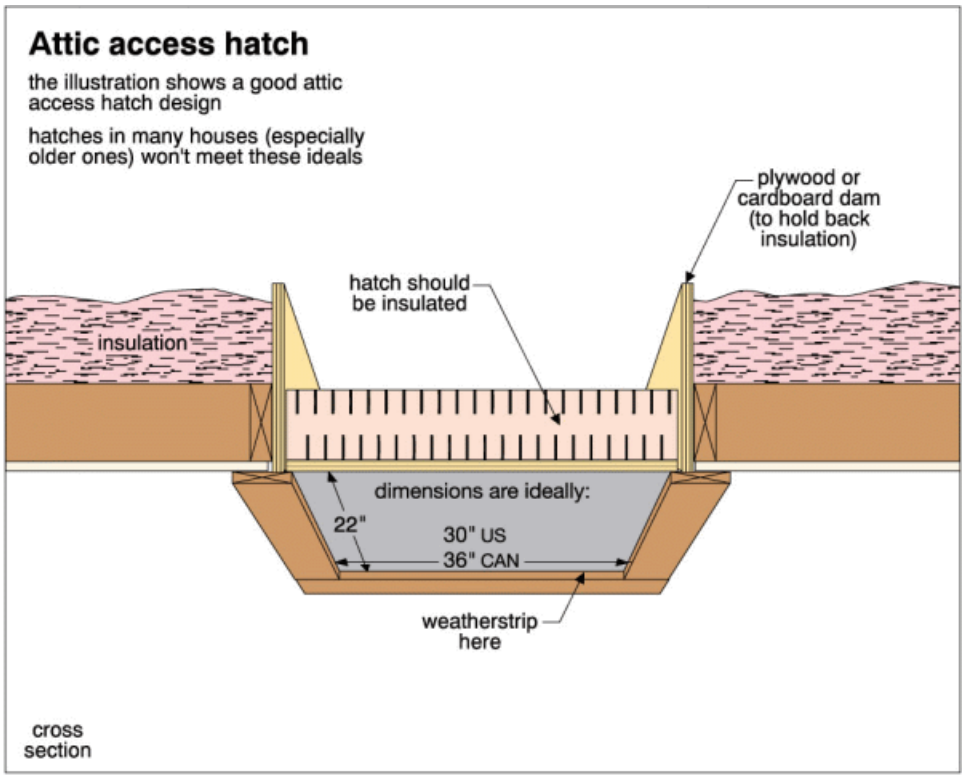
31. *Amount inadequate*

ATTIC/ROOF \ Hatch/Door

34. Condition: • Not weatherstripped

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Middle Hall





32. *Not weatherstripped*

Description

Location of water meter:

• Front near street



33. *Front near street*

Location of Main water supply valve:

• Exterior wall



34. *Exterior wall*

Static water pressure reading:

- 55 psi



35. *55 psi*

Water Heating Energy Source:

- Gas



36. *Gas*

Water Heating Capacity:

- 40 gallons



37. *40 gallons*

Swimming Pools Type of Construction: • Concrete

Private Water Wells Type of Pump:

• Centrifugal pump



38. *Centrifugal pump*

Private Water Wells Type of Storage Equipment: • Steel pressure tank

Private Sewage Disposal Type of System: • Septic system

TRECPrivate Sewage Disposal Location of Drain Field: • Back yard

Water supply source (based on observed evidence):
• Private



39. *Private*

Service piping into building: • Galvanized steel

Supply piping in building: • Copper

Waste disposal system:
• Septic system



40. *Damage*



41. *Private*

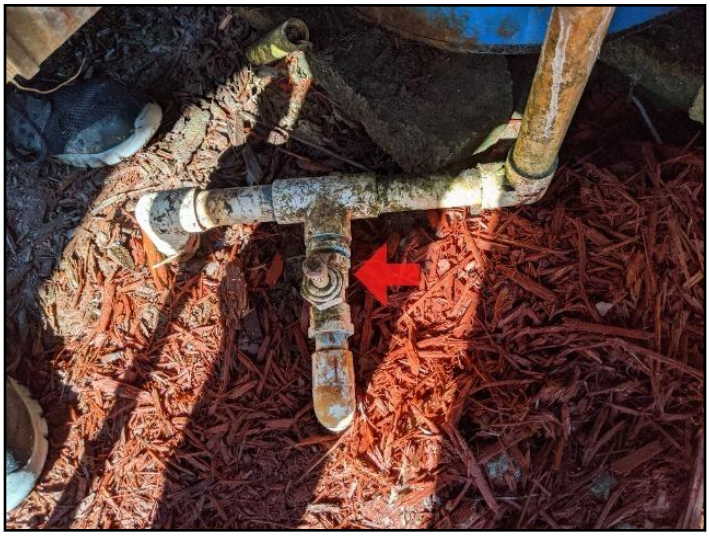
Recommendations

RECOMMENDATIONS \ Overview

35. Condition: • Summary: Main sewer line appears to clogged from tree roots downstream towards septic system. Recommend plumber contacted for clean-out and estimate replacement costs.

SUPPLY PLUMBING \ Water shut off valve

36. Condition: • Damaged handle
Implication(s): Physical injury | Difficult to service
Location: Front Exterior Wall



42. *Damaged handle*

WATER HEATER \ Tank

37. Condition: • Safety pan and drain missing
Implication(s): Chance of water damage to structure, finishes and contents
Location: Crawl Space



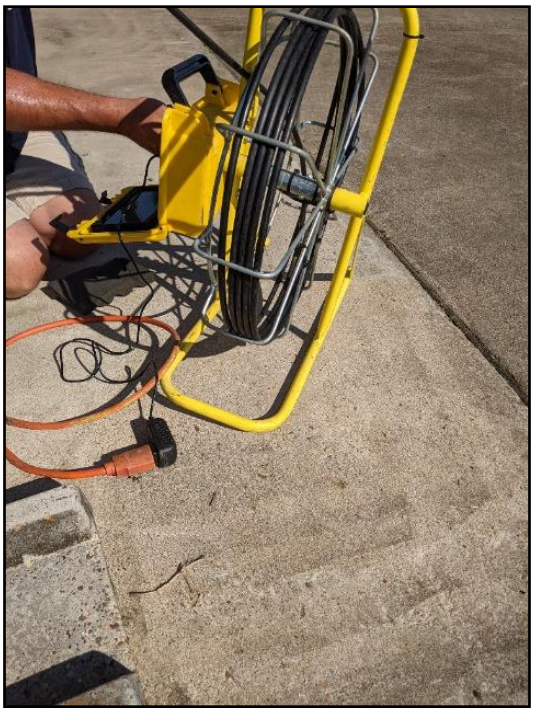
43. *No drip leg (sediment trap, dirt pocket)*

WASTE PLUMBING \ Drain piping - performance

38. Condition: • Clogged
Sewer Scope Evaluation
Implication(s): Sewage entering the building
Location: Exterior



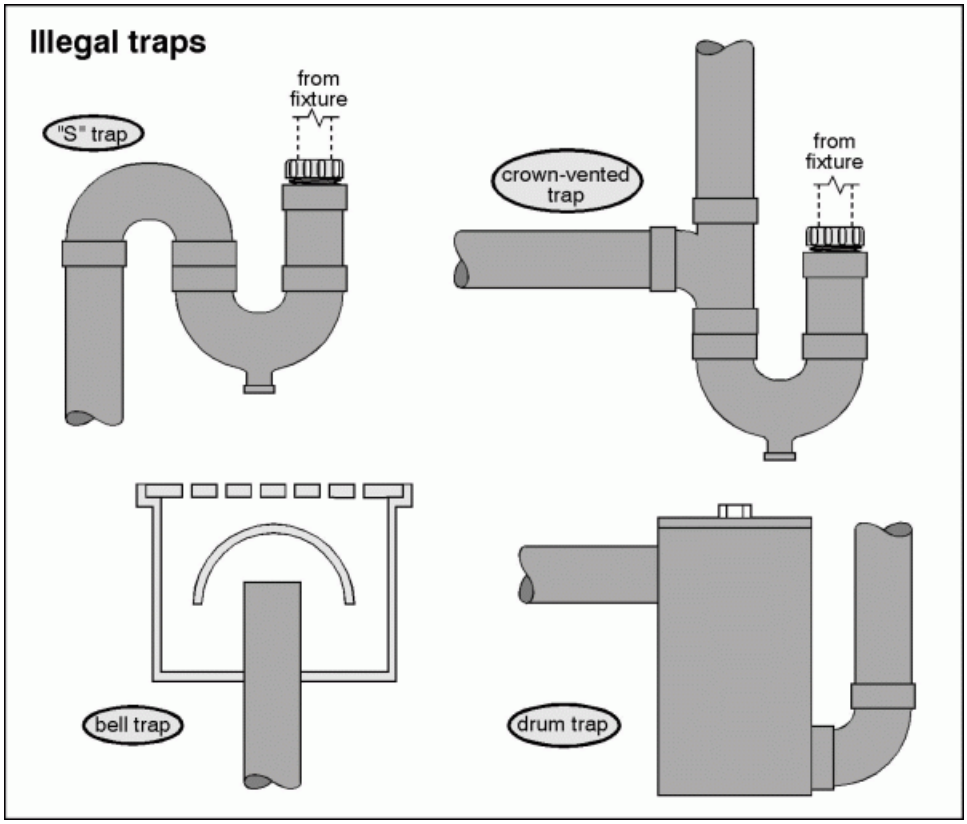
44. *Clogged*

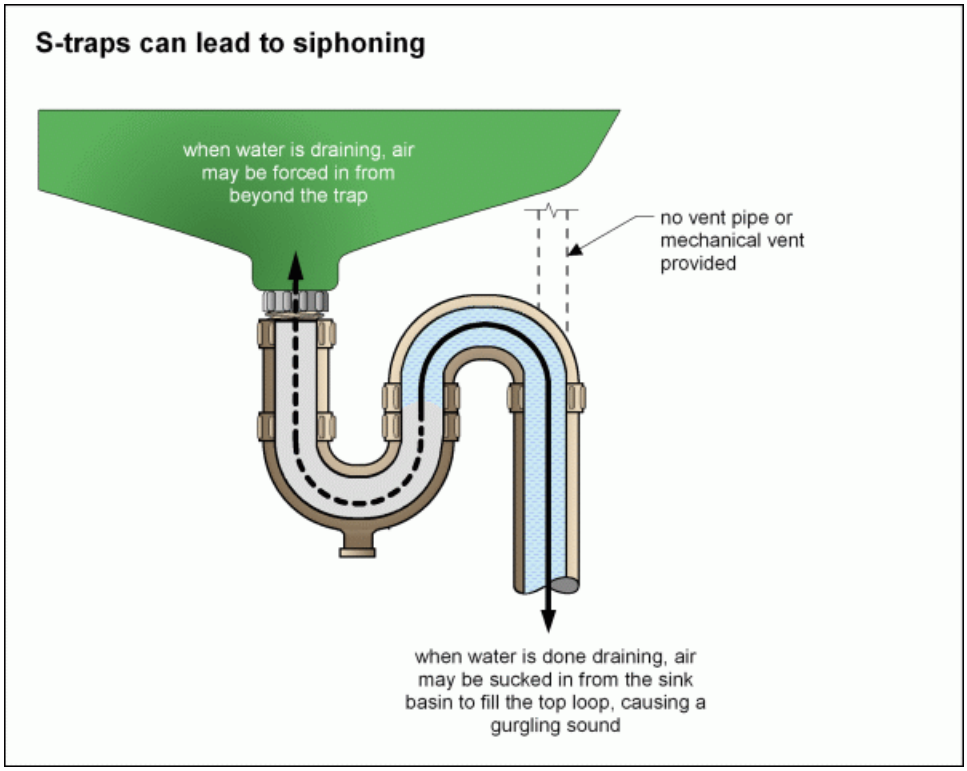


45. *Clogged*

WASTE PLUMBING \ Traps - installation

39. Condition: • Wrong type
Implication(s): Sewer gases entering the building
Location: Bathroom


Illegal traps
from fixture
"S" trap
crown-vented trap
from fixture
bell trap
drum trap


S-traps can lead to siphoning
when water is draining, air may be forced in from beyond the trap
no vent pipe or mechanical vent provided
when water is done draining, air may be sucked in from the sink basin to fill the top loop, causing a gurgling sound



46. *Wrong type*

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

40. Condition: • Damage

Implication(s): Leakage | Equipment inoperative

Location: Exterior Wall



47. *Damage*

FIXTURES AND FAUCETS \ Bathtub

41. Condition: • Grout loose, missing or deteriorated

Implication(s): Chance of water damage to structure, finishes and contents

Location: Hallway Bathroom



48. *Grout loose, missing or deteriorated*

POOL / SPA / HOT TUB \ Mechanical

42. Condition: • Pump leaking
Implication(s): Reduced operability
Location: Rear Yard



49. *Pump leaking*

PRIVATE WATER WELL \ Observations

43. Condition: • Missing Water Pressure Valve

Implication(s): Mechanical Damage | Leaks
Location: Middle Yard



50. *Missing pressure valve*

PRIVATE SEWAGE DISPOSAL SYSTEM \ Observations

44. Condition: • Alarm Not Functional
Implication(s): Mechanical Damage
Location: Middle Yard



51. *Alarm Not Functional*

Description

Recommendations

RECOMMENDATIONS \ Overview

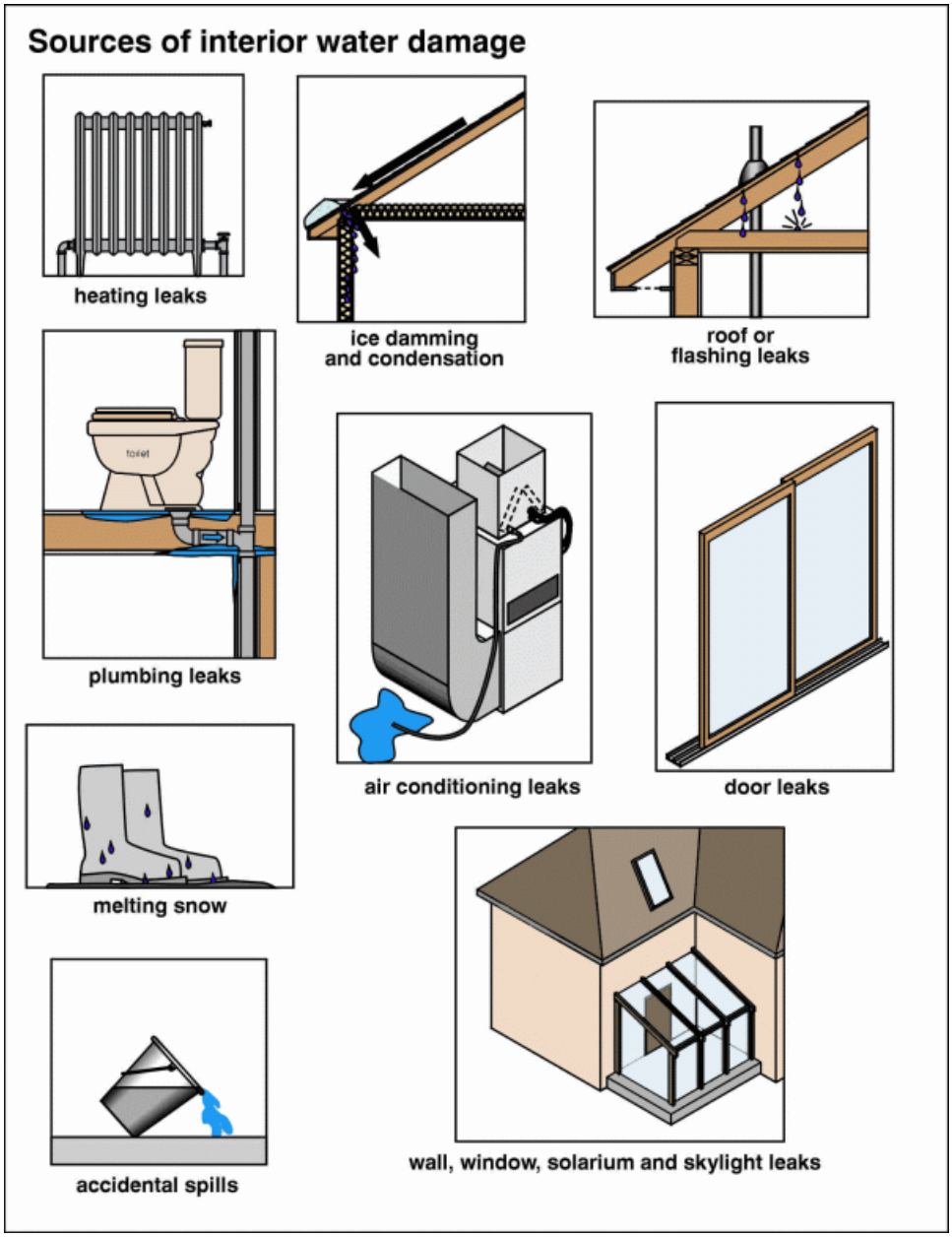
45. Condition: • No interior recommendations are offered as a result of this inspection.

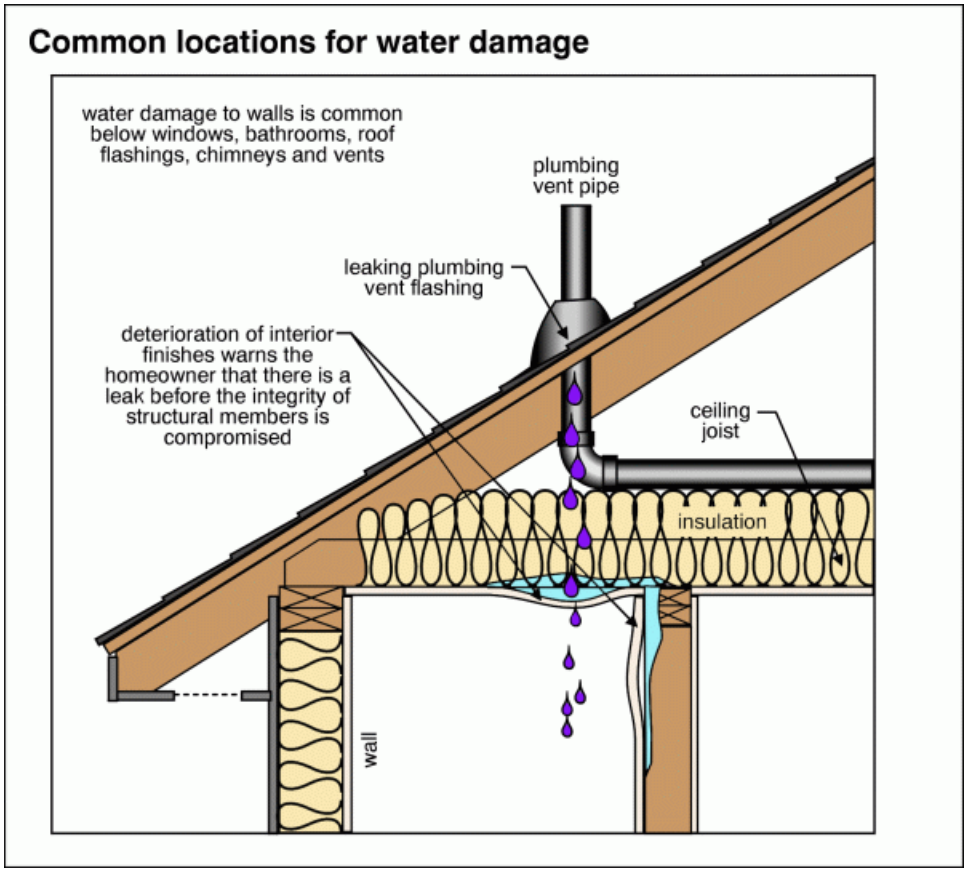
CEILINGS \ General notes

46. Condition: • Water damage

Implication(s): Chance of movement | Rot | Leakage

Location: Various Throughout







52. *Water damage*

WALLS \ General notes

47. Condition: • Water damage

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior Carport

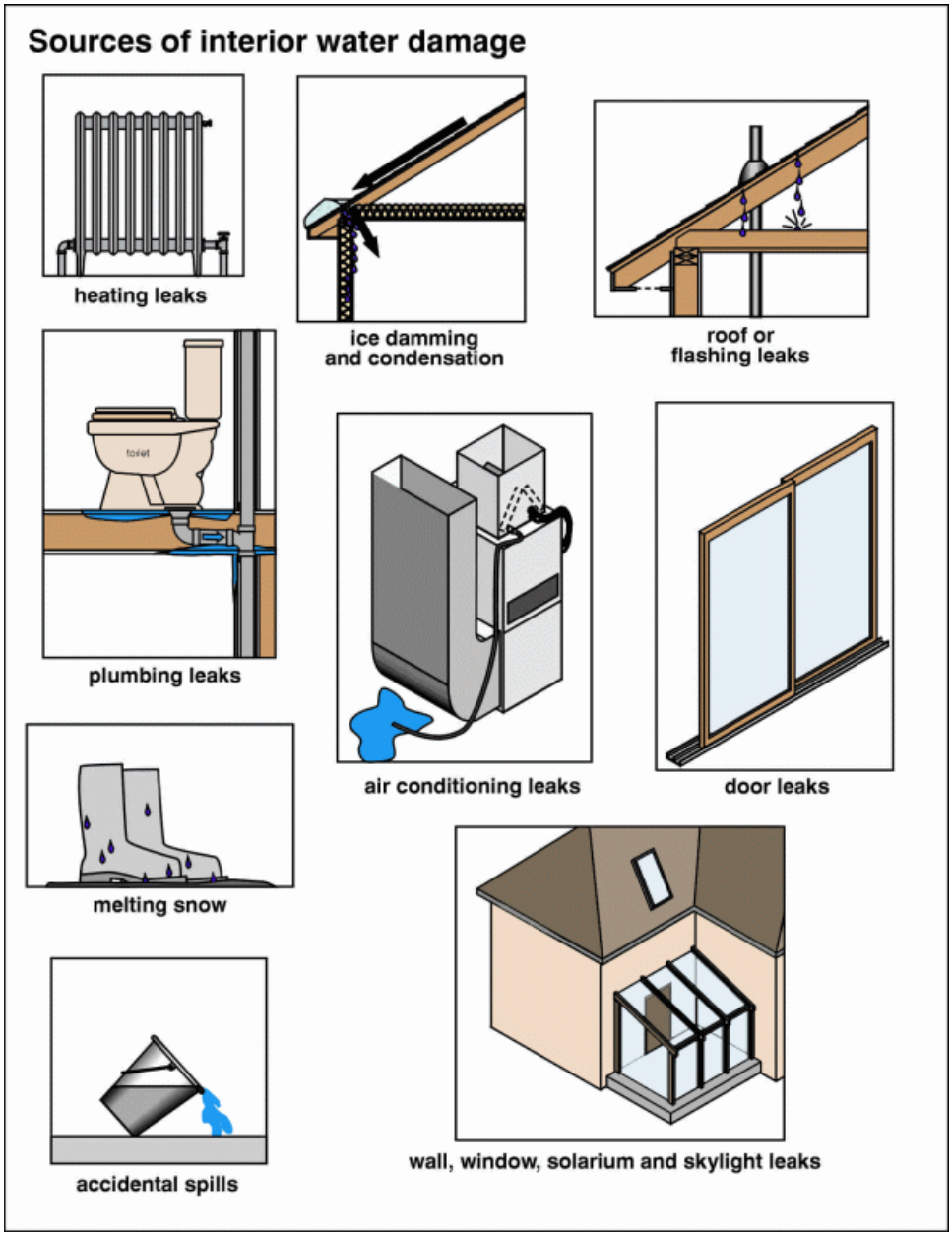


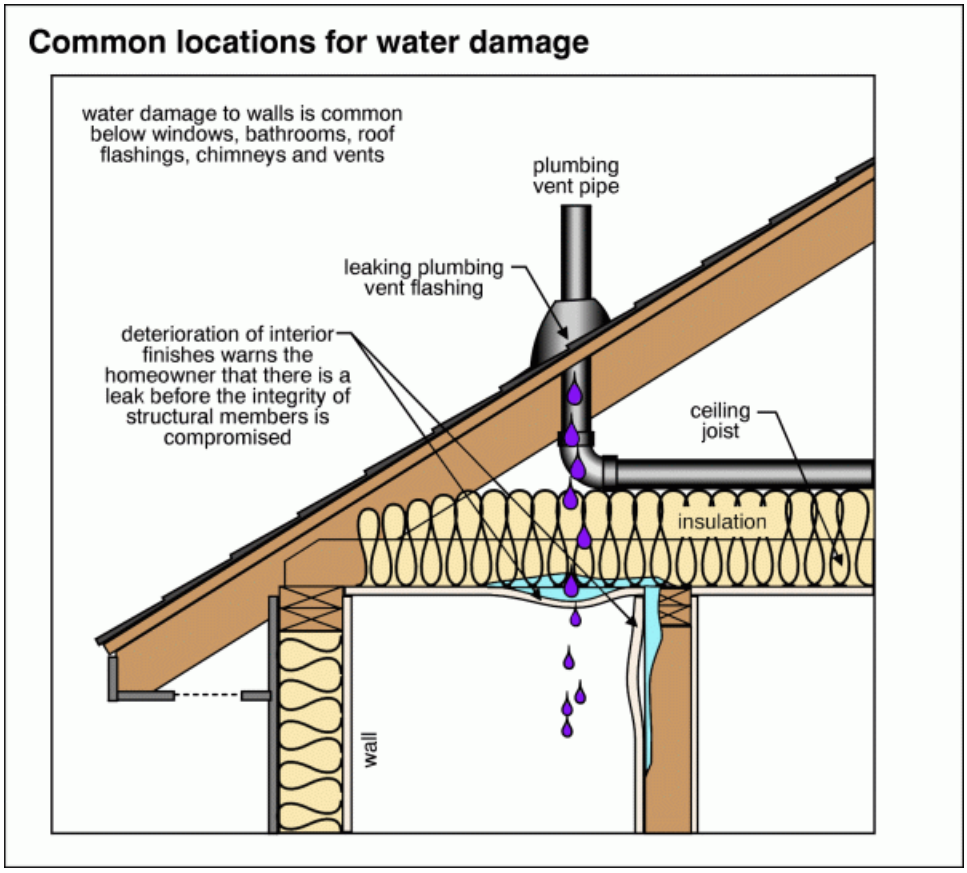
53. *Water damage*

WALLS \ Plaster or drywall

48. Condition: • Water damage

Location: Family Room


Sources of interior water damage
heating leaks
ice damming and condensation
roof or flashing leaks
plumbing leaks
air conditioning leaks
door leaks
melting snow
accidental spills
wall, window, solarium and skylight leaks





54. *Water damage*



55. *Water damage*

WINDOWS \ Glass (glazing)

49. Condition: • Cracked

Implication(s): Physical injury

Location: Left Side Dining Room



56. *Cracked*

DOORS \ Hardware

50. Condition: • Rust

Implication(s): Material deterioration | System inoperative or difficult to operate

Location: Living Room



57. *Rust*

STAIRS \ Treads

51. Condition: • Worn or damaged

Implication(s): Weakened structure | Trip or fall hazard

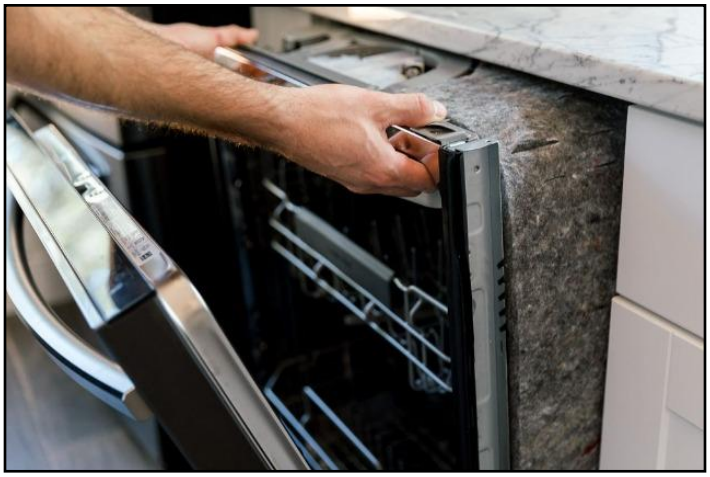
Location: Middle Staircase



58. *Worn or damaged*

APPLIANCES \ Dishwasher

52. Condition: • Loose
Implication(s): Reduced operability
Location: Kitchen



59. *Loose*

APPLIANCES \ Dryer

53. Condition: • Dryer vent obstructed
Implication(s): Equipment ineffective | Fire hazard
Location: Exterior Wall



60. *Dryer vent obstructed*

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

- 01. ROOFING, FLASHINGS AND CHIMNEYS
- 02. EXTERIOR
- 03. STRUCTURE
- 04. ELECTRICAL
- 05. HEATING
- 06. COOLING/HEAT PUMPS
- 07. INSULATION
- 08. PLUMBING
- 09. INTERIOR
- 10. APPLIANCES
- 11. LIFE CYCLES AND COSTS
- 12. SUPPLEMENTARY
  - Asbestos
  - Radon
  - Urea Formaldehyde Foam Insulation (UFFI)
  - Lead
  - Carbon Monoxide
  - Mold
  - Household Pests
  - Termites and Carpenter Ants
- 13. HOME SET-UP AND MAINTENANCE
- 14. MORE ABOUT HOME INSPECTIONS

