Inspection Date	February 10, 2020	
Client		
Inspector	Brandon Feltner	**Real Estate Agent**

TREC # 22952, TDA # 0802086

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PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property)

By: _____ February 10, 2020
(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 TRECclicensed 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. This 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. If is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, bathrooms, 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 license holders 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 require 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

- This report has been prepared for the exclusive use of the client named on the first page. This inspection report is the sole property of Ranger Home Inspection, PLLC. Ranger Home Inspection, PLLC grants the client permission to use this report, including permission to forward the report to others, for the purpose of conducting their real estate transaction, obtaining estimates, etc. This report will be distributed to other persons, only at the request of the client. This inspection is not transferable to any other party and Ranger Home Inspection, PLLC assumes no liability for any secondary use. Ranger Home Inspection, PLLC retains all rights to the content of this report.
- 2) Please be advised that any inspection and/or reporting beyond the state required SOP is done so strictly as a courtesy to the client. The client understands other issues may exist beyond SOP requirements that have not been inspected or reported here and the client should not expect all items beyond SOP requirements have been found.
- 5) No lead paint, asbestos or mold testing are being performed.

Additional Information Provided by Inspector

NOTES & GENERAL INFORMATION

- Cooling System: Central
- Foundation Design: Concrete Slab
- Heating System: Heat Pump
- Method To Inspect Attic: Inside attic
- Method To Inspect Roof: On roof
- Note 1: Photographs and/or video accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition are necessarily represented with individual photographs.
- Note 2: For the purpose of this report all directions left, right, rear, etc. are taken from the viewpoint of an observer standing in front of the building or object and facing it. Where appropriate for clarity, directions will be described as if viewing the front of the home from the street.

EXECUTIVE SUMMARY

The most important objective of this inspection is to identify potential structural and/or mechanical issues that may be indicative to large repair costs or safety concerns.

During the course of our inspection we will also uncover defects that many consider to be less significant, maintenance type or due to normal wear. In fact, these will likely make up the majority of the report.

We report on all deficiencies, large and small, so that you can decide for yourself which items are important to your transaction and which ones you can live with. This report will also contain observations labeled FYI. These are simply informational comments provided to help you get more acquainted with important components and the operation of the home.

Below is a summary list of deficiencies and/or concerns at the time of the inspection and are organized to indicate the relationship of the observation.
This section is provided as a convenience to help navigate to more detailed information found in the body of the report.
*Please read the entire report as not all information is reflected in this summary.

SAFETY RELATED ITEMS

Electrical Systems

- **Service Entrance and Panels(Attached Garage)**: Sub / Distribution Panel - Breaker is oversized for wire used

Plumbing Systems

- **Plumbing Supply, Distribution Systems and Fixtures(Upstairs Bathroom)**: Shower / Tub - Tub/shower temperature too hot

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STRUCTURE RELATED ITEMS

Structural Systems

- **Roof Covering Materials(Roof)**: Roof Flashing - Masonry used as counter flashing with ineffective kickout flashing & weeps
- **Roof Covering Materials(Roof)**: Roof Material - Shingle damage from toe boards
- **Roof Structures and Attics(Attic)**: Attic Ladder - Not properly secured to framed opening
- **Roof Structures and Attics(Roof)**: Attic Ventilation - Attic venting missing
- **Walls (Interior and Exterior)(Exterior)**: Siding - Flashing is ineffective (HVAC penetration)
- **Walls (Interior and Exterior)(Exterior)**: Siding - Siding Loose (fiber cement)
- **Walls (Interior and Exterior)(Roof)**: Siding - Stucco paint is bubbling/peeling

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MECHANICAL RELATED ITEMS

Plumbing Systems

- **Plumbing Supply, Distribution Systems and Fixtures(Upstairs Bathroom)**: Sink - Drain stop does not seal to drain allowing water to pass

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MAINTENANCE RELATED ITEMS

Structural Systems

- **Ceilings and Floors(Loft)**: Ceiling - Drywall crack observed
- **Ceilings and Floors(Laundry Room, Partial Bathroom)**: Floor - Caulk maintenance needed at tile floor & baseboard intersection.
- **Grading and Drainage(Exterior)**: Drainage and Grading - Drainage not optimal between homes
- **Grading and Drainage(Roof)**: Gutter - Slope is insufficient causing the water to accumulate
- **Roof Covering Materials(Roof)**: Roof Material - Exhibits exposed nail heads
- **Roof Covering Materials(Roof)**: Roof Material - Minor damage in isolated areas
- **Walls (Interior and Exterior)(Master Bathroom, Laundry Room)**: Wall - Wall has signs of previous water damage
- **Windows(Master Bedroom)**: Window - Sealant/caulk maintenance recommended at multiple window interiors

Electrical Systems

- **Branch Circuits, Connected Devices, and Fixtures(Upstairs Bathroom)**: Switch - Cover plate is damaged
- **Service Entrance and Panels(Exterior)**: Electric Service Panel - Sealant on back of electrical box deteriorated

Plumbing Systems

- **Plumbing Supply, Distribution Systems and Fixtures(Exterior)**: Cleanout - Cap is damaged
- **Water Heating Equipment(Attached Garage)**: Water Heater - Safety pan discharge pipe disconnected

Appliances

- **Dishwashers(Kitchen)**: Dishwasher - High drain line loop ineffective
- **Microwave Ovens(Kitchen)**: Microwave Oven - Light inoperative

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

Descriptions:

Insulation

- Approximate Depth: 8-9 inches
- Insulation Style: Spray foam
- R-Value: R-30

Roof Material

- Roof Material: Asphalt (3-tab)

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Concrete Slab

Comments:

Item	Foundation Wall
Observation	FYI- The inspector's opinion of the foundation at the time of inspection is that it appears to be properly supporting the structure.
Location	Exterior

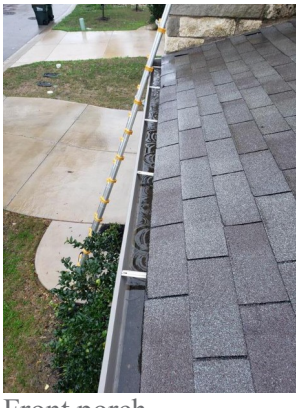
☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

Item	Drainage and Grading
Concern	Drainage not optimal between homes
Location	Exterior
Impact	The grading away from the foundation is appropriate, however, the drainage from between the homes to the back yard is lacking. This is causing water to stand which can create negative effects on the foundation due to the expansive soil.
Suggested Action	I recommend that the slope toward the backyard be cleared of debris & the stones at the fence to help prevent the accumulation & standing of water between the homes. I also recommend installing gutters along the sides of the home to prevent roof runoff from from contributing to excessive water along the foundation wall. The gutter discharge should be at the front & back corners of the home to direct the water away from the foundation.
Other Information	Standing water is an indication of improper drainage away from the home & foundation. Water should not stand for more than 24 hours without fully draining away.

Left side of home

Item	Gutter
Concern	Slope is insufficient causing the water to accumulate
Location	Roof
Impact	Without a proper slope, proper drainage is not occurring. This can lead to overflowing of water or accumulation of debris.
Suggested Action	Have a gutter installation professional adjust the slope of the gutter to discharge the water.



Front porch

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

Types of Roof Covering: Asphalt (3-tab)
Viewed From: On roof
Comments:

Item	Roof Flashing
Concern	Masonry used as counter flashing with ineffective kickout flashing & weeps
Location	Roof
Impact	Water & vapor that enters the masonry needs to have a way to get out of the wall.(usually from a weep hole at the bottom end of the flashing) Also, the through wall flashing that protects the wood sheathing needs to be able to drain at the lower end of the roof plane as well.
Suggested Action	Have corrected by a qualified roofing contractor. A masonry may also be required.

At front porch roof

Item	Roof Material
Concern	Shingle damage from toe boards
Location	Roof
Impact	The damage appears to have been created by nails from toe boards used by workers when installing components (such as siding) after the shingles were installed. Toe boards are 2x4's that are nailed onto a roof to give workers a foothold. The damaged areas will wear prematurely & eventually expose the underlying sheathing to potential water damage.
Suggested Action	Have a qualified roofing contractor repair or replace the damaged areas.
Other Information	Oftentimes, minor damage can be patched with roofing cement rather than replacing the shingles. A roofing contractor will know how best to repair these areas.

Multiple locations on front porch roof

Multiple locations on front porch roof

Item	Roof Material
Concern	Exhibits exposed nail heads
Location	Roof
Impact	This is a regular maintenance item that is commonly found due to drying out from the hot Texas sun. If left unattended over time, however, it could be possible for the nail head to deteriorate & allow water to damage the wood sheathing.
Suggested Action	Have a roofing contractor or qualified person apply roofing cement to cover the existing nail hole.
Other Information	While this is one of the most minor of roof defects it is still a defect nonetheless.

On front porch roof

Item	Roof Material
Concern	Minor damage in isolated areas
Location	Roof
Impact	The damaged areas could possibly wear faster than the surrounding shingles.
Suggested Action	Have a qualified roofing contractor repair or replace the damaged shingle.

Front porch roof

Item	Roof Material
Observation	FYI- Roofing materials, for the majority, appear to be in good condition & performing as intended.
Location	Roof

Roof view

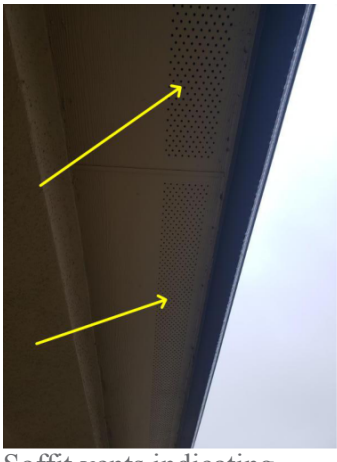
Roof view

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

Viewed From: Inside attic
Approximate Average Depth of Insulation: 8-9 inches
Insulation Style (Insulation): Spray foam
R-Value (Insulation): R-30

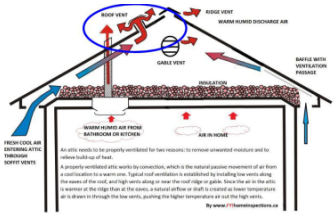
Comments:

Item Attic Ventilation
Concern Attic venting missing
Location Roof
Impact The portion above the front porch appears to be conventional (not sealed like the rest of the attic) & does require venting. Without proper ventilation, excessive heat may build & damage roof decking and roof shingles.
Suggested Action Have a qualified roofing contractor install appropriate ventilation for the portion of the roof above the front porch.



Soffit vents indicating conventional ventilation

Front porch



Example

Item Attic Ladder
Concern Not properly secured to framed opening
Location Attic
Impact There should be spacers between the ladder assembly & the framed opening for the nails to pull tight against & secure the ladder assembly. This configuration is weak & the ladder assembly could pull away or break at the connection causing the stairs to become unstable or fall.
Suggested Action Have a qualified contractor install the appropriate shims & re-secure the ladder assembly to the framed opening.

Rear of attic ladder frame

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

Comments:

Item Siding
Concern Flashing is ineffective (HVAC penetration)
Location Exterior
Impact The flashing is present but not properly installed. The top edge of the flashing should tuck under & behind the siding in a shingle like fashion rather than globbing sealant at the top opening.
Over the long term, this sealant will deteriorate & allow water to enter the inner wall at the penetration for the AC-Condenser refrigerant piping. Eventually, water damage to the framework can occur.
Suggested Action Have the flashing properly installed behind the siding & sealed.


Behind AC-Condenser


Example of proper hood installation

Item Siding
Concern Siding Loose (fiber cement)
Location Exterior
Impact Siding is meant to provide the inner walls/framing with protection from the elements & insects. The good news is the siding itself is in good condition & just needs to be re-secured to the structure.
Suggested Action Have the siding properly re-secured or replaced by a contractor that is familiar with Hardie or fiber cement lap siding.

Click here for more information...


Right side of home

Item	Siding
Concern	Stucco paint is bubbling/peeling
Location	Roof
Impact	This could be as simple as bad paint at this location or more complex such as moisture not draining from behind the stucco.
Suggested Action	Have a stucco professional evaluate the stucco at this location to determine if it is just poor painting or caused by an underlying issue.

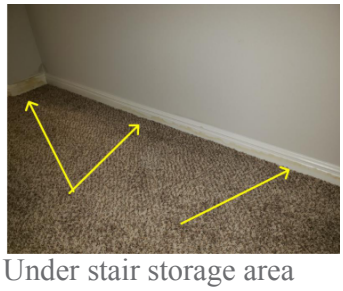

Front of home above garage


Close-up view

Item	Wall
Concern	Wall has signs of previous water damage
Location	Master Bathroom, Laundry Room
Impact	It appears the leak originated from the laundry room at the clothes washer connection. The exact source is unknown. It appears to have spread along the floor affecting multiple rooms, walls & baseboards. While I couldn't see the framing behind the walls, the drywall & baseboards did appear to still have appropriate structural integrity.
Suggested Action	Monitor the clothes washer connections when used & if leaking is observed, have repaired by a licensed plumber.
Other Information	All locations showing water staining were checked with a moisture meter & did not indicate excessive moisture levels at the time of inspection.


Master bathroom closet


Close-up view


Under stair storage area

In laundry room

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Item	Floor
Concern	Caulk maintenance needed at tile floor & baseboard intersection.
Location	Laundry Room, Partial Bathroom
Impact	Any liquid that gets on the floor can easily spread underneath the tile causing damage behind the wall or loosening the tiles.
Suggested Action	Seal the intersection with a moisture resistant caulk.
Other Information	This is recommended in wet areas such as bathrooms & laundry rooms.

In partial bathroom

In laundry room

Item	Ceiling
Concern	Drywall crack observed
Location	Loft
Impact	This appears to be from typical settlement of the home. Large open floor plans will sometimes have this condition occur as the home settles & transfers load through specific points. Wide cracks can create air drafts into the wall/ceiling cavity & should be sealed.
Suggested Action	Have the cracks repaired to seal the ceiling. Monitor for further cracking/separation going forward. If condition continues to worsen or widen more than ⅛ of an inch, consult qualified contractor for further evaluation.

In loft near railing overlooking the living room

Item	Floor
Concern	Tile is cracked-cosmetic
Location	Partial Bathroom
Impact	No action required at this time. The tiles could one day become loose and cause a trip hazard.
Suggested Action	The tiles are still properly adhered to the floor & are not a concern at the moment. Monitor for loosening & replace them if necessary.

Left of sink in partial bathroom

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

Comments:

☑ ☐ ☐ ☑ **H. Windows**

Comments:

Item	Window
Concern	Sealant/caulk maintenance recommended at multiple window interiors
Location	Master Bedroom
Impact	The interior of window casings should be caulked to stop air leaks & seal the building envelope.
Suggested Action	Appropriate sealant (caulk) should be applied as needed.

This example is in the master bedroom

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

Comments:

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

Comments:

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

Comments:

☑ ☐ ☐ ☐ **L. Other**

Comments:

Item	Vanity
Concern	Hinges is loose
Location	Upstairs Bathroom
Impact	May not open or close properly
Suggested Action	Tighten the hinge to the cabinet

In upstairs bathroom

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

Descriptions:

Electric Service Panel

- Location: Exterior
- Service Size: 200 Amp 120/240 Volt

Electrical service

- Location: Exterior

Wiring

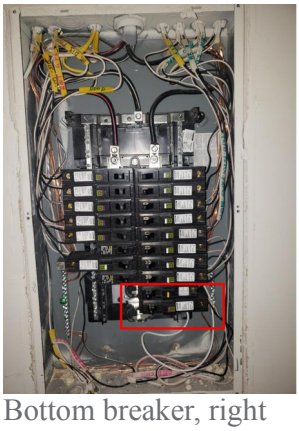
- Wiring Method: Copper

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

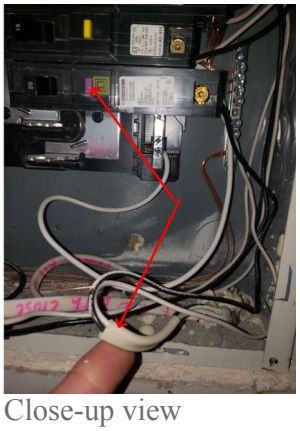
Service Size (Electric Service Panel): 200 Amp 120/240 Volt

Comments:

Item	Sub / Distribution Panel
Concern	Breaker is oversized for wire used
Location	Attached Garage
Impact	The breaker may not trip when necessary, causing the wiring to overheat.
Suggested Action	Have a licensed electrician or qualified person replace these breakers with properly sized/rated breakers.
Other Information	It appears that these breakers have been replaced with the wrong size. These are 14 gauge wires being supplied power by a 20 amp circuit breaker. 14 gauge wire is rated for a maximum 15 amps.



Bottom breaker, right side of sub panel in garage



Close-up view

Item	Electric Service Panel
Concern	Sealant on back of electrical box deteriorated
Location	Exterior
Impact	Water may run down the wall & eventually corrode the anchor screws holding the box to the wall, causing it to become loose.
Suggested Action	Seal this opening with a pliable exterior caulking.

Back of electrical meter box

Item	Electric Service Panel
Observation	FYI- This is the main electrical shutoff for the home. This shutoff is outside so that it is accessible by first responders in the event of an emergency.
Location	Exterior

Exterior service panel, right side of home

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

Type of Wiring: Copper

Comments:

Item	Switch
Concern	Cover plate is damaged
Location	Upstairs Bathroom
Impact	Besides being aesthetically pleasing, the cover separates you from the interiors of the outlet and helps to prevent electrical shock.
Suggested Action	Replace the cover plate.

Upstairs bathroom

Item	GFCI
Observation	FYI- This is the GFCI reset for all bathroom outlets. If ever your bathroom outlets appear to not have power, check here first & push the button marked "Reset" until it clicks back in place.
Location	Upstairs Bathroom

In upstairs bathroom

C. **Other**

☐ ☐ ☑ ☐ *Comments*

:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Descriptions:

AC-Condenser
- Capacity: 3.5 Ton
- Manufacturer: Carrier
- Maximum Fuse / Breaker Rating: 40
- Model Number: CH14NB042-A
- Serial Number: 2316X97224
- Year Built: 2016
- Manual

AC-Evaporator Coil
- Temperature Differential: 19 degrees

Furnace
- Energy Source: Electric
- Location: Attic

Heat pump
- Energy Source: Electric
- Location: Exterior
- Manufacturer Name: Carrier
- Model Number: CH14NB042-A
- Serial Number: 2316X97224
- Year Built: 2016
- Manual

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Heat Pump
Energy Sources: Electric
Manufacturer Name (Heat pump): Carrier
Model Number (Heat pump): CH14NB042-A
Serial Number (Heat pump): 2316X97224
Year Built (Heat pump): 2016
Comments:

Item Furnace
Observation FYI- Auxiliary heat coils (emergency heat) appear to be operating as intended.
Location Attic

Item Heat pump
Observation FYI- No significant deficiencies or anomalies noted at the time of inspection.
Location Exterior

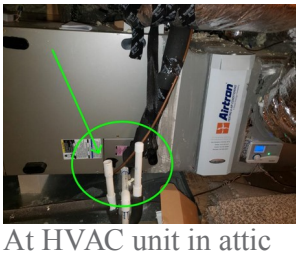
B. Cooling Equipment

Type of Systems: Central
Capacity (AC-Condenser): 3.5 Ton
Manufacturer (AC-Condenser): Carrier
Maximum Fuse / Breaker Rating (AC-Condenser): 40
Model Number (AC-Condenser): CH14NB042-A
Serial Number (AC-Condenser): 2316X97224

Temperature Differential (AC-Evaporator Coil): 19 degrees
Year Built (AC-Condenser): 2016
Comments:

Item AC-Evaporator Coil
Concern FYI- A/C Temperature differential is 19 degrees.
Location Attic
Impact This is in the recommended range of 14-21 degrees & is cooling appropriately at the time of inspection.

Item AC-Evaporator Coil
Concern FYI- Condensation line cleaning port
Location Attic
Impact This is the location to pour 1 cup of bleach or vinegar every 6 months. This is the primary condensate drain line & the purpose of this is to keep the line clean & prevent the water from backing up.



At HVAC unit in attic

Item AC-Evaporator Coil
Concern FYI- This is the HVAC secondary drain discharge point
Location Exterior
Impact It is meant as a way to protect the home from water damage if the primary drain stops working. If you ever see water draining/dripping from here, have an HVAC technician service the unit.


Under eave, left side of home

Item AC-Evaporator Coil
Concern FYI- This is your HVAC filter size & location
Location Attic

At HVAC unit in attic

Filter size is 20x25x4

Item AC-Condenser
Observation FYI- No significant deficiencies or anomalies noted at the time of inspection.
Location Exterior

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

Comments:

IV. PLUMBING SYSTEMS

Descriptions:

Water Heater

- Capacity: 50 gal
- Energy Source: Natural Gas
- Location: Attached Garage
- Manufacturer Name: State
- Model Number: GS650BCT 400
- Serial Number: 1620J005983
- Year Built: 2016
- Manual

Main water valve

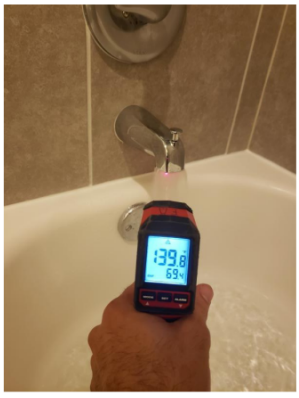
- Location: Exterior
- Main Water Supply Valve Location: Front yard, left corner of lot
- Static Water Pressure Reading: 62 psi
- Water Meter Location: Front yard, left corner of lot

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

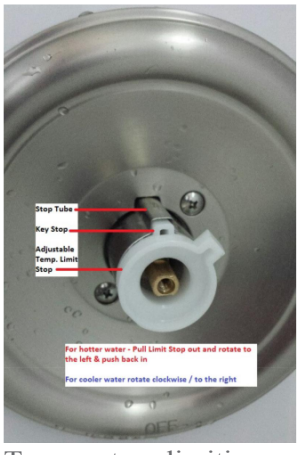
Location of water meter: Front yard, left corner of lot
Location of main water supply valve: Front yard, left corner of lot
Static water pressure reading: 62 psi
Comments:

Item	Shower / Tub
Concern	Tub/shower temperature too hot
Location	Upstairs Bathroom
Impact	Scalding can occur. 120 degrees is considered a safe maximum water temperature for tubs & showers. Current building standards call for the regulation of max water temperature at bathtubs & showers.
Suggested Action	While this is usually a preference thing, if you desire the safest operation, a licensed plumber or qualified person may be able to adjust the limiter at the fixture or add a temperature limiting device so that cold water will automatically mix with the hot to bring the maximum water temperature down.
Other Information	Older homes are not likely to be equipped with such devices as they were not available or required at the time of construction.

Click here for more information...

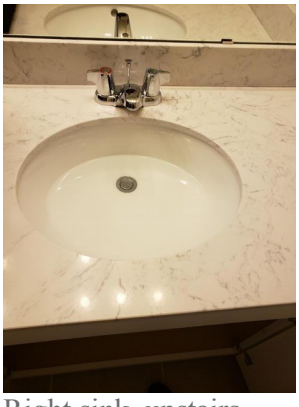


Upstairs bathroom



Temperature limiting device example

Item	Sink
Concern	Drain stop does not seal to drain allowing water to pass
Location	Upstairs Bathroom
Impact	Sink is unable to hold water.
Suggested Action	Replace the seal or the entire drain stop as needed.


Right sink, upstairs bathroom

Item	Cleanout
Concern	Cap is damaged
Location	Exterior
Impact	The cap prevents objects from entering the pipe & creating a blockage.
Suggested Action	Install a new cap.

Front left corner of home

Item Main water valve
Concern FYI- The black box houses your water meter.
The next pipe up is the main water shut off valve.
Location Exterior

Front yard, left corner of lot

Item Sink
Concern FYI- This hose is the primary condensate drain line from the A/C. It discharges into the sink drain. This is a very common installation practice.
Always monitor this drain & keep it clean. If this sink ever becomes slow to drain (E.g. hair or buildup) it may effect the ability to properly drain the condensate from the air conditioner.
Location Upstairs Bathroom

Under right sink in upstairs bathroom

Item	Main fuel supply
Concern	FYI- This is your main gas shutoff located at the gas meter.
Location	Exterior
Other Information	A tool or pliers may be required to turn the valves.

Gas meter, right side of home

Item	Main water valve
Observation	FYI- Water pressure is good at 62 psi. The recommended range is 40-80 psi. If you ever need the pressure adjusted, you can easily have it increased/decreased at the pressure reduction valve by a licensed plumber or qualified person.
Location	Exterior

House water pressure is 62 psi

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

Comments:

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

Energy Sources: Natural Gas
Capacity: 50 gal
Manufacturer Name (Water Heater): State
Model Number (Water Heater): GS650BCT 400
Serial Number (Water Heater): 1620J005983
Year Built (Water Heater): 2016
Comments:

Item	Water Heater
Concern	Safety pan discharge pipe disconnected
Location	Attached Garage
Impact	In the event the water leaks from the water heater & into the pan, this discharge pipe should carry the water outside so that it does not damage finishings in the home.
Suggested Action	Have a licensed plumber repair the safety pan discharge.

Behind water heater

Item	Water Heater
Observation	FYI- Otherwise, operating as intended
Location	Attached Garage

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

Comments:

☐ ☐ ☑ ☐ **E. Other**

Comments:

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

I	NI	NP	D

V. APPLIANCES

Descriptions:

Oven/Range

- Energy Source: Gas
- Manufacturer Name: Whirlpool
- Model Number: WGF530S0ES0
- Serial Number: R62731688
- Year Built: 2016
- Manual

Microwave Oven

- Manufacturer Name: Whirlpool
- Model Number: WMH31017AS-5
- Serial Number: TR 6 15 29891
- Year Built: 2016
- Manual

Garbage Disposal

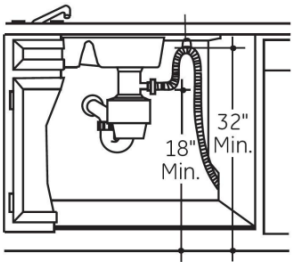
- Manufacturer Name: Badger
- Model Number: 1-87A
- Serial Number: 16051114985
- Year Built: 2016

☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

Item Dishwasher
Concern High drain line loop ineffective
Location Kitchen
Impact While technically correct because the hose does enters the cabinet from a higher point than the drain, the loop that hangs down lower than the drain outlet at the disposal may collect debris & eventually clog.
Suggested Action Remove the loop that is hanging low by fastening the excess drain line to the countertop.

Under kitchen sink



Item Dishwasher
Observation FYI- Otherwise, operating as intended at the time of inspection.
Location Kitchen

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Manufacturer Name (Garbage Disposal): Badger
Model Number (Garbage Disposal): 1-87A
Serial Number (Garbage Disposal): 16051114985
Year Built (Garbage Disposal): 2016
Comments:

Item	Garbage Disposal
Observation	FYI- No significant deficiencies or anomalies noted at the time of inspection.
Location	Kitchen

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

Comments:

Item	Range Hood
Observation	FYI- Built into microwave & operating as intended.
Location	Kitchen

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

Energy Source (Oven/Range): Gas
Manufacturer Name (Oven/Range): Whirlpool
Model Number (Oven/Range): WGF530S0ES0
Serial Number (Oven/Range): R62731688
Year Built (Oven/Range): 2016
Comments:

Item	Oven/Range
Observation	FYI- Burners operating as intended
Location	Kitchen

Item	Oven/Range
Observation	FYI- Temperature was tested at 350 degrees and is accurate
Location	Kitchen

☑ ☐ ☐ ☑ **E. Microwave Ovens**

Manufacturer Name (Microwave Oven): Whirlpool
Model Number (Microwave Oven): WMH31017AS-5
Serial Number (Microwave Oven): TR 6 15 29891
Year Built (Microwave Oven): 2016
Comments:

Item	Microwave Oven
Concern	Light inoperative
Location	Kitchen
Impact	This is usually just a burnt out bulb.
Suggested Action	Replace the bulb. If that does not work, have repaired by an appliance service technician or replace the unit if desired.

Under microwave

Item	Microwave Oven
Observation	FYI- Otherwise, operating as intended at the time of inspection.
Location	Kitchen

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

Comments:

☑ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

I. **Other**

☐ ☐ ☑ ☐ *Comments*

:

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

I	NI	NP	D	

VI. OPTIONAL SYSTEMS

Descriptions:

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

☐ ☐ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:

☐ ☐ ☑ ☐ **C. Outbuildings**
Comments:

☐ ☐ ☑ ☐ **D. Private Water Wells** (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☑ ☐ **E. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments:

☐ ☐ ☑ ☐ **F. Other**
Comments: