

# armor home inspections

[www.armorinspections.com](http://www.armorinspections.com)

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When you need a home inspector, not a house inspector,  
We inspect every home as if it was our own.

**Jill Doe**  
**123 Sample Street**



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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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; and
- lack of electrical bonding and grounding.

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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

House Orientation (For Purpose Of This Report Front Faces): **North**  
Weather Conditions During Inspection: **Partly Cloudy after Recent Rains**  
Outside temperature during inspection: **71-80 DEGREES Fahrenheit**  
Inspection Time In: **10:00 a.m.** Time Out: **1:00 p.m.**  
Property was: **Occupied One Story Single Family Residence**  
Year built or age: **1919**  
Parties present at inspection: **Clients/Buyer's Agent**  
Paid in full by **Check # 111** Inspection Fee: **\$ ###.##**

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**IMPORTANT AGREEMENTS AND LIMITATIONS**

**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.**

**1. WHAT WE DO:**

- \* We tell you whether each item we inspect properly performs the function initially intended, or if it is in need of repair.
- \* We perform our inspection in a good and workmanlike manner. **ALL OTHER WARRANTIES ARE DISCLAIMED**
- \* If you have a question, please bring it to our attention so we may explain what we observed about the item.

**2. WHAT WE DO NOT DO:**

- \* We **DO NOT** make guarantees, warranties, or insure the future performance or condition of any item. One reason we cannot do this is because of the small amount of the inspection fee compared to the value of the property. If you want a warranty, guarantee or insurance policy, you must obtain it from a warranty or insurance company for a much higher price. Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear.
- \* We **DO NOT** inspect any items, which we cannot see in a normal inspection. For example, we do not move furniture, rugs, paintings, or other furnishings. We do not uncover buried pipes or items. We cannot see items covered by wallpaper, flooring or plants. Repair or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that you ask the seller about repairs, covered up items, or previous problem.
- \* We **DO NOT** inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though, items in both might be performing functions for which they are intended.
- \* We **DO NOT** allow the inspector to change or add to these printing provisions in any way.
- \* We **DO NOT** hold ourselves to be engineers or specialists for any particular item. We are a general real estate improvement inspection company. If we report that an item is not performing its intended function, or needs repair, or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the house.
- \* We **DO NOT** give estimates of the cost to repair any item.

**3. WHAT YOU MUST DO:**

- \* If you have any complaint about our inspection, **YOU MUST** notify us in writing within seven days after you discover any problem, and let us reinspect before changing the condition, except in emergencies, of course.
- \* If we report that an item is in need of immediate repair, is not performing its' intended function or shows past damage and you intend to purchase the property anyway, **YOU FIRST SHOULD** have the item examined by specialist.
- \* **YOU AGREE** that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED to the amount of the inspection fee.**
- \* If you sue on this inspection but do not prevail, **YOU AGREE** to pay our reasonable attorney's fee.
- \* **YOU REPRESENT** to us that (1) the inspector has not made any oral representation that are different from or in addition to what is written in his report, and (2) you agree to each provision of this report by relying on it in any way, whether or

not you sign it.

- \* **YOU MUST NOT** allow anyone else to use or rely on this report without our prior written consent.
- \* You acknowledge that we hereby notify you that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real state Commissions mailing and telephone number is 1101 Camino Lacoste, Austin, Texas 78752, (512) 465-3960.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION. THIS REPORT IS OUR INVOICE.

## FOUNDATION INFORMATION

Most of the North Texas area soil is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather Constant level of moisture be maintained around the ENTIRE house. Defects in foundations occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be help in your foundation maintenance program

1. Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
  2. If the house has guttering, be sure that all run-off is diverted well away (2-3 feet) from the foundation.
  3. The area around the foundation should always be watered evenly around the ENTIRE structure.
  4. The best way to ensure even watering is to place **soaker hoses** around the entire perimeter and to water EVENLY every time.
  5. Do not let water stand next to the foundation.
  6. Never allow the soil to dry to the point of cracking or pulling away from the foundation.
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D=Deficient

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## I. STRUCTURAL SYSTEMS

### A. Foundations

*Comments:*

*Type of Foundation(s):* Pier & Beam - Crawlspace

*Crawlspace viewed from:* Crawlspace interior.

*Type of piers:* Poured Concrete, Concrete Perimeter Beam with Horizontal Floor Joists

#### Foundation Performance Opinion:

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did however observe evidence that would indicate the presence of some deficiencies in the foundation. The interior and exterior stress indicators showed some signs of movement or settling that are consistent with age of this home and as is typical of most houses given the nature of expansive soils found in the area.

#### Crawlspace

The crawlspace was entered and inspected. Some of the pier and beam foundation structural components appear to have deficiencies that are considered to be normal and average for age. It is common to see signs of seasonal movement throughout the structure like doors that bind or do not latch, uneven floors, and minor interior and exterior surface cracks. There were a number of shifted piers and in at least one instance, there was a pier that was not touching the beam and that beam was beginning to twist or rotate. Further evaluation by a foundation company is recommended to determine what repairs and adjustments are needed.

You should be aware that there is visible evidence of previous foundation repairs. You are encouraged to consult the current homeowner concerning the scope of previous foundation work performed and any warranty information that may be available. Determining the effectiveness of previous foundation repairs is beyond the scope of a limited visual inspection.

Crawlspace views:





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One or more of the piers have shifted somewhat, as is typical of many houses due to expansive soils in the North Texas area. These should be monitored periodically.



One or more of the piers were not touching the beam or floor joist. Shimming or other repairs are recommended.

One or more of the wood beams were twisting or rotating in the crawlspace.

One or more joists or beams were notched in the crawlspace. If notching is done improperly it can reduce the altered joist or beam's structural strength. Monitoring is recommended.



There was evidence of previous water penetration in the crawl space. This condition may vary seasonally. Water penetration may negatively affect the performance of the pier and beam foundation. Lot drainage improvements and/or the installation of a moisture barrier should be addressed as a first step to controlling water penetration of the crawl space. This condition should then be monitored to determine if other drainage improvements are necessary.

The wood, paper, and other debris in the crawlspace should be removed to avoid baiting wood destroying insects.

One or more piers were observed to be shimmed with wood. Replacing all wood shims with metal is recommended the next time the piers are adjusted.

Openings were observed in the flooring or subflooring in various locations including at and around the plumbing penetrations. Sealing these will help prevent vermin egress.

Visible evidence of animal/ vermin activity was observed in the crawl space area. Further evaluation by a Certified Pest Control Operator is recommended to make corrections as necessary. All potential vermin entry points to the crawl space should be sealed.

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**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.  
The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a professional engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If there are any concerns about the potential for future movement, or if you want further evaluation, you should consider an evaluation by a professional engineer of your choice.

**B. Grading and Drainage**

*Comments:*

*Type of Gutters:* Aluminum

**Performance Opinion**

The grading and drainage appears to be satisfactory as it relates to the foundation on the day of the inspection, except as noted below:

**Note:** The lot is lower than adjacent lots. Extra caution should be taken to prevent any possible water intrusion to the structure. Do not build flowerbeds in a way that will cause a damming effect and hold water next to the structure. Positive drainage away from the structure should always be maintained.

**Note:** There is an underground drainage system in place. Verification of the operation, sizing, efficiency, and/or adequacy of the drainage system is beyond the scope of a limited visual inspection. If there are any questions or concerns with this system or its effectiveness, you should consult with the current homeowner or the appropriate specialist. No visible problems were observed at the time of inspection.

The gutters require cleaning.

**C. Roof Covering Materials**

*Comments:*

This inspection includes observations concerning the roof covering, flashings, skylights, and roof penetrations.

*Type(s) of Roof Covering:* Composition Shingles, Medium Grade , Raised Seam Metal on Rear Patio

*Viewed From:* Partially walked roof, Some areas viewed from ground or adjacent structure with binoculars, Height and Pitch of Roof Prevented Walking

**Roof Performance Opinion**

In my opinion, the roof is functioning as intended and shows average wear for age. All components were found to be in satisfactory condition on the day of the inspection except as noted below:



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Roof views:



Roof fasteners (nails and/or staples) were observed to be exposed on various locations of the roof including the ridge caps and flashing areas. All exposed fasteners should be sealed with the appropriate roofing caulk or sealant.



The roofing felt paper was observed to be installed under the lower metal drip edge flashing detail and in some places felt paper did not cover all of the decking. This may allow water to seep behind the fascia board and soffit/eave areas over time. Monitoring is recommended to determine if corrective measures are necessary or cost effective.

The slope on the southeast corner of the house was lower than recommended for composition shingles. Monitoring is recommended.

Debris (leaves, limbs, etc.) was observed on the roof. Debris should be removed seasonally.

**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

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**D. Roof Structures and Attics**

The fence and gate was weathered, but operating *Comments:*

This inspection includes observations concerning the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

*Viewed From:* Attic Interior

*Type of construction:* Wood framing, Oriented strand board (OSB) decking

*Approximate Average Depth of Insulation:* 3-5 inches, of fiberglass batting, of blown fiberglass, of blown cellulose

Attic views:



The insulation was inadequate. Adding insulation to a minimum depth of nine inches is recommended.

The ventilation in the attic appeared to be inadequate. Repair is recommended.

One or more areas of the roof structure lack the recommended number of support members (purlins) and some sagging was observed in the rafters and decking. The purlins should be at least the same size as the supported rafter and spaced not more than four feet apart. Adding additional purlins is recommended.

There were signs of active pest activity. Treatment by a pest control professional is recommended.

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

*Comments:*

This inspection includes observations concerning deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

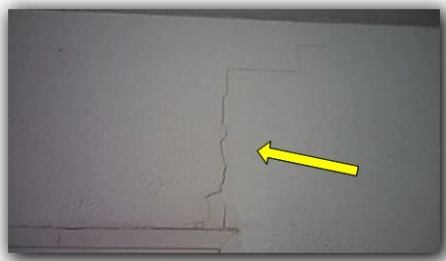
*Interior Cladding:* Drywall/Sheetrock. *Structure:* Conventional Wood Framing

*Exterior Cladding:* Wood

*Eaves, Soffit, and Fascia:* Wood

**Interior Walls & Surfaces**

There are minor cracks in the interior walls that are considered to be cosmetic and average for age. No attempt is made to discover or document an exhaustive list of every crack or anomaly. These deficiencies should be repaired when repainting the interior.



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### Exterior Walls & Surfaces

There are minor mortar cracks in the brick cladding or minor cracks from age and weathering in the wood siding that are considered to be cosmetic and average for age. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the exterior. These deficiencies should be repaired to avoid water intrusion.

**Note:** The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces.



The wood siding and wooden supports were making wood to ground contact by design. This condition may promote wood rot and may attract wood destroying insects. These areas should be monitored and corrective measures taken if necessary.

The soffit was observed to be deteriorated or damaged at the south side of the house. Repair is recommended.



The wood siding and trim was observed to be damaged or deteriorated at the north, east, west, and south sides of the house, particularly along the lower edges of the siding. Repair is recommended.



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There were openings in the exterior veneer in various locations including at the north and east sides of the house that need to be sealed to prevent water or pest intrusion into the crawlspace.



Peeling paint was observed on all of the exterior wood surfaces. Painting is needed to protect the structure. Further evaluation by a specialist qualified in lead paint remediation is recommended for homes built before 1978

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#### F. Ceilings and Floors

*Comments:*

This inspection includes observations concerning deficiencies of the ceilings, and floors related to structural performance or water penetration.

*Types of ceiling covering:* Sheetrock

*Types of floor covering:* Tile, Carpet

##### Ceilings

There were minor cracks in the interior ceilings that are considered to be cosmetic and average for age. No attempt is made to discover or document an exhaustive list of every crack or anomaly. These minor deficiencies should be repaired when repainting the interior.

Ceiling texture was observed to be damaged in the carport. Repair is recommended.



Water stains were observed at or around the water heater flue in the garage. The cause and remedy should be further evaluated and corrected as necessary.



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Water stains were observed on the ceiling finish in the garage in the northeast corner bedroom. The cause and remedy should be further evaluated and corrected as necessary.



The ceiling of the attached garage adjacent to the living space was not fire taped at the joints or the fire taping is damaged or failing. Drywall cladding on garage ceilings and walls that are adjacent or common with the living space should have the joints taped and sealed to provide the required fire rating for attached garages.



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

*Comments:*

This inspection includes observations concerning the condition and operation of interior and exterior doors (including the overhead garage doors).

One or more interior doors did not stay open due to foundation movement.

One or more of the entry doors were observed to have double cylinder locks. Double cylinder locks require a key to unlock from both the interior and exterior. All entry doors should be readily operable from the interior without special effort such as use of a key or special knowledge. Replacement with a deadbolt having an interior single throw lever is recommended.

**H. Windows**

*Comments:*

This inspection includes observations concerning the condition and presence of windows and screens. Only a sampling of windows will be operated in occupied residences or residences where the blinds are drawn.

Note: Some or all of the windows were older single pane type windows that are less efficient than modern double pane windows. Replacement may be cost effective depending on the term of ownership.

All or almost all of the windows were painted shut. At least one window in each bedroom should open to the exterior for emergency egress.

One or more of the window screens were observed to be missing. The owner should be consulted regarding any screens that may be in storage.



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The trim was observed to be damaged or deteriorated on the windows at the north side of the house . Repair is recommended.



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

*Comments:*

Ceiling height was observed to be insufficient at the middle landing of the staircase. If reconfiguration is impractical, care should be taken when using the stairs.



**J. Fireplaces and Chimneys**

*Comments:*

This inspection includes observations concerning the visible components and structure of the fireplace.

*Type and location:* Decorative fireplace only, in the living room



The fireplace was decorative only, not intended for use as a wood burning fireplace without repair.

The fireplace firebox was observed to be cracked and damaged. Repair and mortar improvements are recommended.

There was no spark arresting screen or doors present at the fireplace. Installation of a spark arresting device across the entire front opening is recommended for reasons of safety.



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The façade and mantle area of the fireplace was damaged. Repair is recommended.



A thorough examination of the chimney and flue interior is beyond the scope of a limited visual home inspection. This report identifies and comments on those items that were able to be visually inspected without the use of special tools. The ability of the fireplace system to properly draft is beyond the scope of a standard home inspection.

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

*Comments:*

This inspection includes observations concerning any attached porches, decks, balconies and carports for structural performance.

The support posts were bowed or settled somewhat at the east side of the house . Monitoring is recommended.

The porch or patio was settled at the east side of the house . Monitoring and repair is recommended as needed.



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**L. Driveways, Sidewalks, and Walkways**

*Comments:*

The walkway at the northeast corner of the house was cracked, damaged, or deteriorated. Improvements should be considered.



**M. Fences, Gates, and Retaining Walls**

*Comments:*

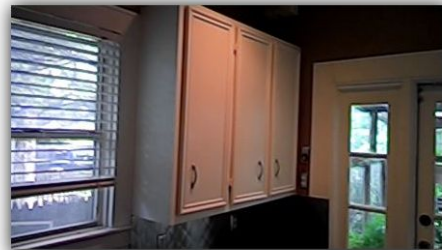
The wood fence was weathered and had numerous loose panels and fence boards.



**N. Cabinetry and Countertops**

*Comments:*

The cabinets were achieving an operation and function that was consistent with accepted industry practices for their age.



A door was misaligned due to a loose hinge in the cabinets in the kitchen .

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

This inspection includes observations concerning the service entrance wiring, electrical panels, and sub-panels.

*Over-current Protective Devices Type:* Circuit Breakers

*Service drop:* Underground *Ground Location:* Ground rod, West Exterior

Arc Fault Circuit Interrupt (AFCI) Protection is not present. Current electrical codes require AFCI for all living spaces in the house. Adding AFCI protection would be considered an upgrade to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

#### Panel Box

*Box Rating and/or Main Disconnect Rating:* 125 Amps, Federal Pacific

*Box Location:* Master Bedroom Clothes Closet



There is a Federal Pacific panel box in place at the time of the inspection. Due to the age of the panel box and the problems associated with this type of panel box, upgrading this panel box with a more current panel box is recommended. Full evaluation of this panel box is beyond the scope of this inspection. You are encouraged to have the panel box further evaluated by a qualified electrician prior to closing.

There was no main disconnect observed in the panel box. This may be an **“as-built”** condition but Per TREC standards of practice we are required to report this condition as a deficiency.

The electrical panel is located in a clothes closet. Under current electrical standards, this is no longer an accepted practice. This is an **“as-built”** condition but Per TREC standards of practice we are required to report this condition as a deficiency.

One or more screws were observed to be missing on the panel box cover. Replacing the missing screws is recommended.

The labeling of the over current devices (breakers or fuses) is missing, incomplete, or inaccurate. Further examination is recommended to correct the labeling for increased safety and convenience.

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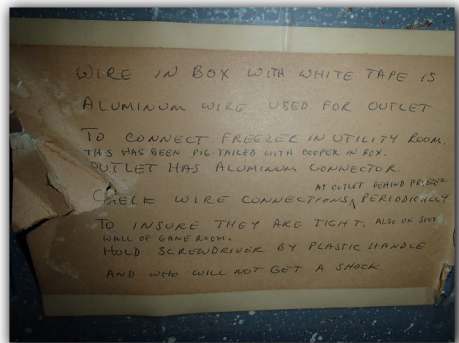
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One aluminum wire circuit was present. Aluminum wiring requires special connectors. A note was present on the panel box cover stating that the appropriate connectors were in use, but this could not be verified. If concerns exist, further evaluation by a licensed electrician is recommended.



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

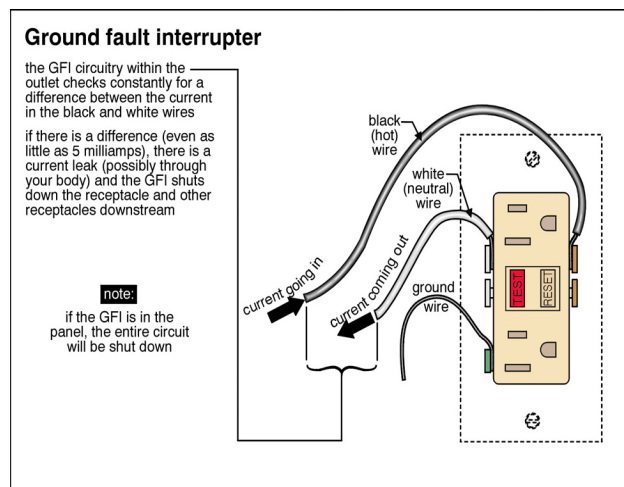
*Comments:*

This inspection includes observations concerning electrical receptacles, switches and fixtures. Low voltage landscape lights and media equipment is not inspected. Only a sampling of receptacles can be tested in occupied residences due to storage, furniture and use.

*Type of Wiring:* Non metallic sheathed copper Romex or other brand

*Doorbells:* Doorbell is present and operational

Ground Fault Circuit Interrupt (GFCI) protection was present for all required locations. Under current electrical standards all of the receptacles in the potentially damp areas including all kitchen counter tops, bathrooms, wet bar, laundry, garage, pool, and exterior should have GFCI protection.



Smoke detectors were all present. Current building standards require one smoke detector in a hallway leading to sleeping areas, one smoke detector per bedroom, and one smoke detector per floor of the building. Smoke detectors are required to be interconnected. Most alarm manufacturer's recommend replacing smoke alarms every few years as the sensors lose sensitivity over time.

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A GFCI receptacle was tripped or and would not reset in the kitchen . All the receptacles to the left of the cooktop were inoperative, presumably all these receptacles are on the same circuit. Further examination and repair of the receptacle and circuit is recommended.

The ceiling fan and light was inoperative at the rear patio . Further examination and repair of the circuit and switches is recommended.

Ceiling fan or light fixture was not installed in the formal living room.



One or more of the light fixtures appear to be inoperative in the formal living room at the west side of the house . This may be due to a bad bulb or some other unknown condition. Further evaluation and repair is recommended as needed.

One or more of the receptacles is missing its cover plate in the half bathroom. Replacement of the cover plate is recommended.





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

#### A. Heating Equipment

*Comments:*

This inspection includes observations concerning heating systems.

*Type of System:* Central forced air

The Heating system was operating correctly.

Double Wall B-Vent was installed correctly.

**Central Heating System** – *Energy Source:* Natural gas, Goodman, 1997



**The heating equipment appears to have reached the end of its serviceable life expectancy.**

Although the heating system components may be functioning as intended or in need of minor repairs, you should be aware that these are older components and the future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.

The flexible connector for the gas supply was observed to be passing through the heating unit cabinet. Current building practices require a rigid pipe to be run into the unit and the flexible connector to be attached outside the unit.

Unvented gas space heaters are present in the mudroom. Due to safety concerns, removal or replacement with a vented heater is recommended.





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### B. Cooling Equipment

*Comments:*

This inspection includes observations concerning the performance of the cooling systems. **This inspection does not include a part or unit sizing or compatibility check.**

*Type of System:* Central forced air system

The Cooling system was operating correctly.

Although the cooling system was working as intended or may be in need of minor repairs, further evaluation by a professional heating, venting, and air conditioning company is recommended to establish the baseline efficiency for warranty purposes. Annual maintenance and service is recommended.

**Central Cooling System** – *Energy Source:* Electric, York, 2012

*Today's Temperature Differential (Delta-T):* 16 degrees Fahrenheit

*Approximate System Size:* 3 Ton

*Filter Size:* 14 x 25 x 1 *Location:* At the closet unit



There is no secondary drain for the air conditioning coil. If piping a secondary drain line to the exterior is impractical, installation of a condensate overflow switch or alarm is recommended to avoid damage from obstructed primary condensate lines.

Example photo of an overflow switch



**Notice:** Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between **15 to 23** degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

I=Inspected

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D=Deficient

I	NI	NP	D
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### C. Duct Systems, Chases, and Vents

*Comments:*

This inspection includes observations concerning the condition and routing of the ducts, vents, fans and filters.

The covering on the ductwork that secures the insulation has deteriorated and the insulation is falling off in places, reducing the HVAC system efficiency. Repair or replacement of the damaged ductwork is recommended.



**Notice:** Since most of the ductwork is hidden in walls and ceilings or covered by insulation, only visible ductwork at the HVAC unit and accessible vents are inspected. The ducts and ductwork are not fully inspected due to low crawlspace headroom, hidden inaccessible areas, ductwork covered by insulation, attic storage, and limited attic access. Not inspected for product recalls.

## IV. PLUMBING SYSTEM

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

*Comments:*

This inspection does not include buried water or gas lines or fire suppression systems.

*Location of water meter:* Parkway

*Location of main water supply valve:* Front yard

*Static water pressure reading:* 40-50 p.s.i.

*Type of supply piping:* Copper.

*Location of gas meter:* Gas cut off is located at the meter at the alley

The water meter was checked and observed when all water fixtures were off inside the house. No movement was observed in the flow dial of the water meter which indicates there are no noticeable water supply leaks at this time.

The sink was observed to have a leak at the drain in the kitchen . Repair is recommended.



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The toilet in the half bathroom was inoperative. Repair is recommended.

Surface damage was observed at the sink in the half bathroom. Repair or replacement is recommended.

Damaged or missing tiles were observed in the shower stall in the shared bathroom. Repair is recommended.



Gas lines and meters are checked for the obvious smell of gas at the visible connection of the equipment or appliance. The majority of the gas supply pipes are hidden in the structure or underground. Complete testing of gas lines requires disconnection from the meter, dismantling the line and performing a pressure check with special equipment. This is beyond the scope of this inspection.

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

*Comments:*

This inspection includes observations concerning the condition of all accessible and visible waste-water drain lines and vent pipes. **This inspection does not include the clothes washer drain.**

*Type of sewer/waste piping:* PVC, Cast iron and lead

*Location of drain cleanouts:* Crawlspace

All or some of the waste piping was observed to be older cast iron pipe. Cast iron pipe tends to deteriorate from the inside and may be prone to reduced flow or blockage over time. Monitoring is recommended to determine the need for further evaluation and the possible need for replacement.



An older lead drum trap was observed under the shower in the hall bathroom. Replacement is recommended.



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I NI NP D

**C. Water Heating Equipment**

*Comments:*

This inspection includes observations concerning the water heating equipment and its temperature and pressure relief system.

**Water Heater –**

*Energy Source: Natural Gas*

*Location: Laundry closet*

*Approximate Capacity: 40 gallons*

*Manufacturer: Bradford White*

*Approximate Age: 2013*

*Temperature & Pressure Relief Valve (TPRV): Operated*

*Double Wall B-Vent was not installed correctly.*

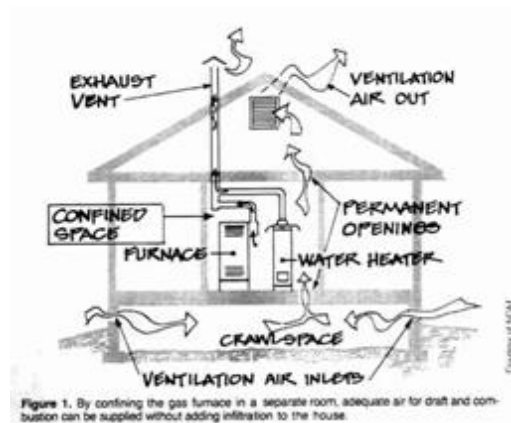


The equipment closet door should be sealed on all sides to prevent any combustion fumes or gas from entering the living space.

All or part of the vent piping was observed to be single wall pipe at the water heater. Current building practices call for double wall pipe (B-Vent) for the entire run of the vent piping. Repair is recommended.

The water heater did not have a safety drain pan. Current Building Practices require that water heaters installed in the living space have a safety drain pan with a drain to the exterior to prevent potential damage to property.

There is inadequate combustion air in the equipment closet. Combustion air for gas equipment should be supplied from an exterior source and not taken from the interior living space. Two metal pipes should be installed in the closet from the attic; one terminates near the ceiling and the other 12” from the floor to supply an outside air source.



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**D. Hydro-Massage Therapy Equipment**

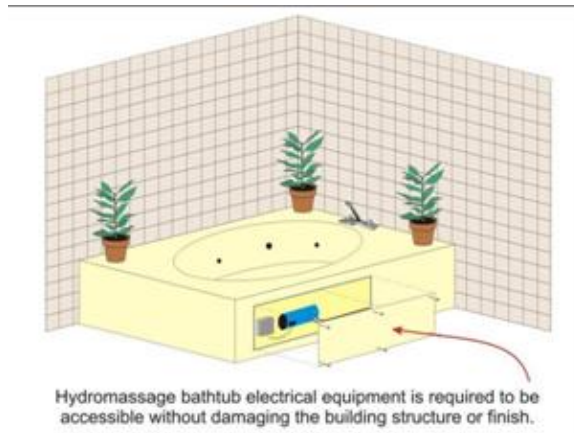
*Comments:*

The hydro-tub in the master bathroom was filled with water and observed in operation for approximately ten minutes. This component appeared to be performing consistently with accepted industry practices for its age at the time of this inspection.



Operation of the GFCI breaker was verified in the master bathroom closet.

Although there is an access panel at the plumbing connections, the access to the hydro-massage therapy equipment motor and associated plumbing was not readily accessible and could not be visually inspected for proper configuration or leaks. This does not meet current installation standards.





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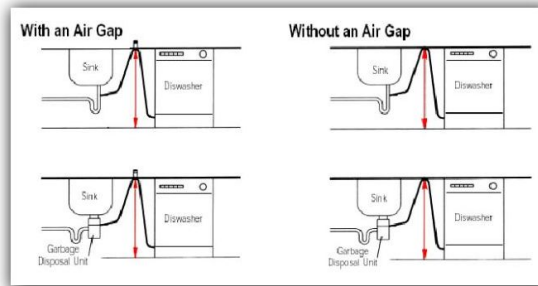
I NI NP D

## V. APPLIANCES

### A. Dishwashers

*Comments:*

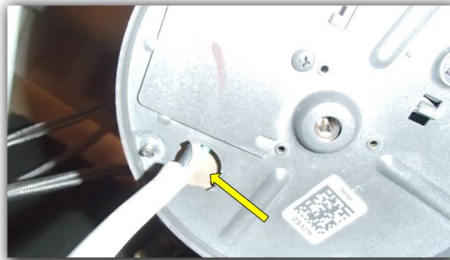
The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line. Note: Some high-end dishwashers may have built in anti-syphon devices.



### B. Food Waste Disposers

*Comments:*

The wiring is poorly secured where it enters the housing. Installation of a wire clamp is recommended.



### C. Range Hood and Exhaust Systems

*Comments:*

*Type of vent:* Ducted

The exhaust fan is noisy or vibrates excessively. Further examination and repair is recommended as needed.



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I NI NP D

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

*Comments:*

*Type of cooking equipment:* Gas Range.

**Range**

The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

**ANTI-TIP DEVICE**

**⚠ WARNING** — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.

If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.

**⚠ WARNING —**

- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions

If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.

**9 ANTI-TIP DEVICE INSTALLATION**

An Anti-Tip bracket is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.

Bracket  
Wall plate  
Screw must enter wood or metal

Typical installation of anti-tip bracket attachment to wall

**⚠ WARNING:**

- Range must be secured by Anti-Tip bracket supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.

**E. Microwave Ovens**

*Comments:*

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

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

*Comments:*

The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an **“as-built”** condition but *Per TREC standards of practice we are required to report this condition as a deficiency.* Repair is recommended.

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**G. Garage Door Operators**

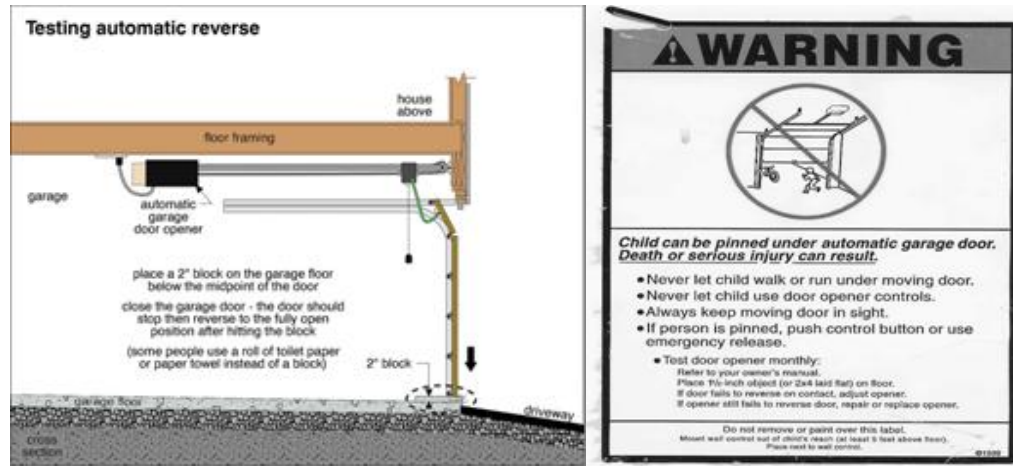
*Comments:*

The absence of photoelectric sensors or their installation above six inches may be an "as built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency.

Photoelectric sensors are present and not installed more than six inches above the garage floor .

When an automatic garage door opener is in use, the manual lock should be disabled or removed.

The garage door opener DID NOT automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.



**H. Dryer Exhaust Systems**

*Comments:*

Dryer ductwork is required to be constructed with smooth metal. Ductwork made of other materials may be an "as built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Dryer vent interiors are not inspected..

Because the vent pipe vents vertically up through the roof for more than 10 feet, the dryer vent pipe will require periodic cleaning.

**I. Other Built In Appliances**

*Comments:*

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I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

*Comments:*

**Note:** Some municipalities now require rain and freeze sensors to be installed on all new installation and pre-existing sprinkler systems. Please check with your municipality for rain and freeze sensor requirements.

Sprinkler system is not equipped with a rain or freeze sensor.

Cut off valve location: at the north side of the house.

Station 1: Front flower beds,north side

Station 2: Front yard, closest to the house

Station 3: Front flower beds, closest to the parkway

Station 4: Front yard, rotary sprayers, south side

Station 5: Front yard, north side

Station 6: South side yard, rotary sprayers

Station 7: Front flower beds, south side

Station 8: South side yard

(It may be useful to print and cut out this section and post it by your sprinkler control panel.)

One or more sprinkler heads were damaged or missing in station 4 in the back yard. Repair is recommended.



**Notice:** This is a visual inspection of the exposed areas and is merely a comment on its overall working condition on this particular day. Sprinkler systems require ongoing maintenance and attention. Since most of the system is buried under ground, it is impossible to determine the overall condition with absolute certainty. Spray coverage was not verified as part of this inspection. Coverage for the system should be monitored over time and adjusted accordingly to ensure even watering of the landscaping.

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D=Deficient

I	NI	NP	D
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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Comments:*

*Type of Construction:* Gunitite - Plaster surface

*Type of filter:* Diatomaceous earth

*Filter gauge reading:* 6-10 P.S.I.



Visible deficiencies were observed in the pool finished surface. Some resurfacing may be necessary. This condition should be further evaluated by a professional pool service.

Visible deficiencies were observed in the spa finished surface. Some resurfacing may be necessary. This condition should be further evaluated by a professional pool service.

The light was inoperative.

The skimmer basket housing was missing or damaged and needs repair to prevent water intrusion and damage to the decking and pool.





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The deck was observed to be cracked or damaged and somewhat settled at the northwest corner of the pool. Repair is recommended.



The elastic caulk (Deck-O-Seal or other brand) between the deck and coping was observed to be in the early stages of cracking. Monitoring is recommended.

The bond or grounding wire was incomplete. All nearby metal equipment should be connected to the bonding wire at the pool equipment. Recommend Repairs.

An auto-chlorinator or brominator was present, but not inspected. No chlorine tablet was observed.

The doors, fences, and gates that access the pool did not comply with the recommendations for pool barriers.

### Pool Barriers

- \* All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate. There should be no openings in gate larger than 1/2" within 18" of latch.
- \* All fences must be a minimum of 48" high. The maximum opening size must prevent passage of 4" sphere. A maximum of 2" above grade at bottom and difficult to climb. No ladder type rails on outside of fence.
- \* Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.

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**CONSUMER POOL SAFETY NOTE:** The American Society of Mechanical Engineers (ASME) has released ANSI/ASME A112.19.8 – 2007 Suction Fittings for Use in Swimming Pools, Wading Pools, Spas and Hot Tubs. The revisions for this standard include testing of outlet covers to prevent hair entanglement, body entrapment, and finger entrapment as well as improved Ultra Violet (UV) stability of outlet covers.

The Virginia Graeme Baker Pool and Spa Safety act promotes the safe use of pools, spas and hot tubs by imposing mandatory federal requirements for suction entrapment avoidance. Effective December 20, 2008 the Act will be administered by the U.S. Consumer Products Safety Commission (CPSC

For this reason it is strongly recommended to install the approved drain covers at all lower drains for reasons of safety.

**Company Disclaimer**

Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

**Specific limitations for swimming pools, spas, hot tubs, and equipment.**

The inspector is not required to:

- I. dismantle or otherwise open any components or lines;
- II. operate valves;
- III. uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks;
- IV. fill the pool, spa, or hot tub with water;
- V. inspect any system that has been winterized, shut down, or otherwise secured;
- VI. determine the presence of sub-surface water tables; or
- VII. inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

**C. Outbuildings**

*Comments:*

**D. Private Water Wells** (A coliform analysis is recommended)

*Comments:*

**E. Private Sewage Disposal (Septic) Systems**

*Comments:*



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NI=Not Inspected

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I	NI	NP	D
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F. Wood Destroying Insects

**IMPORTANT NOTE:** Comments about wood destroying insects are not a warranty, guarantee or insurance that the home is free of wood destroying insects or their damage. A warranty may be available for a fee from other companies.

\* There are no visible signs of active wood destroying insects at this time.

\* There are no signs of past infestations or treatments.

\* There are numerous conditions conducive for infestation that should be removed, like high soil in planter beds, heavy foliage and ivy growing on the structure and bushes and trees that are too close to the walls and roof.

\*A wood fence in contact with the structure is conducive by design and should be monitored for WDI's near the structure. Wood decks and walkways should not be built on grade or in contact with the soil

The structure was *visually* inspected for wood destroying insects during the structural inspection. No special training, equipment, or destructive testing was used. It is possible to have wood destroying insect activity that is concealed and may not be detected in a limited, visual inspection. If visible wood destroying insects are discovered or reported above, you are advised to have the structure treated prior to closing.

When conditions conducive for wood destroying insect activity exist, or there are areas that are restricted or obstructed from view, the inspecting company shall not be responsible for the occurrence or appearance of wood destroying insects or damage after the inspection. **We may provide gratuitous limited comments about wood destroying insects in the home inspection report however such is not a TDA SPCS Official Wood Destroying Insect Report (WDI).**