

II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☒ A. Service Entrance and Panels

Service Conductors: Overhead service

Electric Panel Manufacturer: General Switch

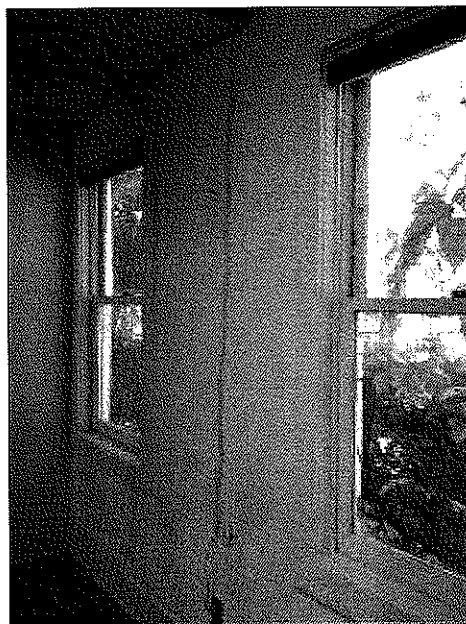
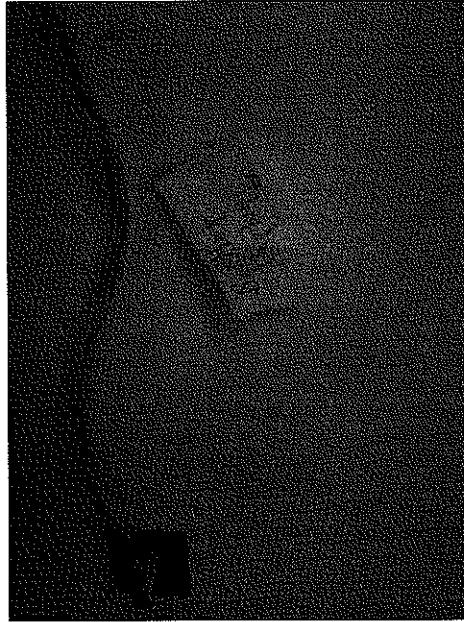
Comments:



Some wiring appears updated and some appears to be the work of handymen. A qualified licensed electrical contractor should perform repairs that involve wiring. **Recommend evaluation by a professional electrician.**

☐ ☒ ☐ ☒ B. Branch Circuits - Connected Devices, and Fixtures

Comments:



(1) Some wiring appears updated and some appears to be the work of handymen. Not all outlets were tested. A qualified licensed electrical contractor should perform repairs that involve wiring. Recommend evaluation by a professional electrician.

- Exposed junction boxes
- Extension cord use (extension cords not approved for permanent use)
- Outlets on stage unable to be tested due to extreme deterioration and handyman work.

(2) Placement of electrical outlets may not be up to current building requirements. Modern construction installs electrical outlets at least every 12 foot along interior walls and at least one outlet per wall. The number of electrical outlets present is less. Identifying each location and confirming proper placement or

location is outside the scope of this inspection.

(3) According to current building practices, smoke detectors are missing at some locations. Smoke detectors should be located in all sleeping rooms, adjoining hallways and one per level or story. In addition, alarm devices should be interconnected so that the actuation of one alarm will activate all of the alarms in the house.

(4) Texas Real Estate Commission (TREC), the body that governs the home inspection industry in Texas, requires home inspectors to identify as deficient specific circuits that don't have AFCI (Arc Fault Circuit Interrupter) protection. Circuits that are required to be noted as deficient if AFCI is not present include: "family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas". It should be noted that some municipalities may not require AFCI in all these locations.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Outlets are tested in random sampling. Also, smoke detectors are not tested during this inspection. Recommend replacing the batteries in all smoke detectors and testing each device before moving in. 220 Volt outlets are not inspected. In the event that Aluminum branch circuit wiring is reported; it is recommended that it be reviewed by a licensed electrical contractor. Copper-clad Aluminum branch circuit wiring is not reported unless it is labeled as such at the electrical panel. Confirmation of conductor size requires identifiable markings on wire insulation. If conductors are not marked, it is difficult to confirm proper conductor size in connection with breakers. Also, comprehensive survey of the electrical grounding and bonding system is beyond the scope of this inspection. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☒ A. Heating Equipment

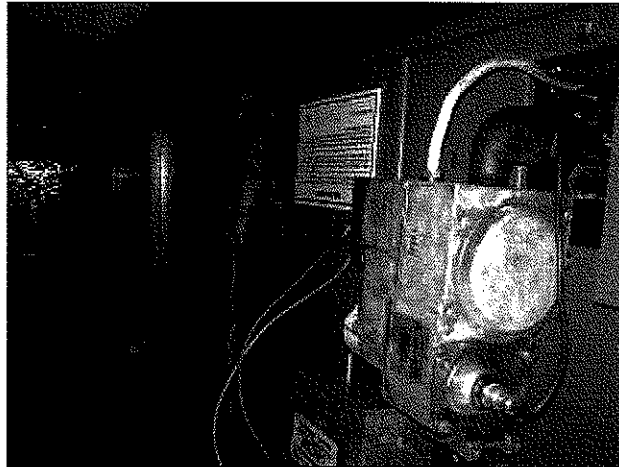
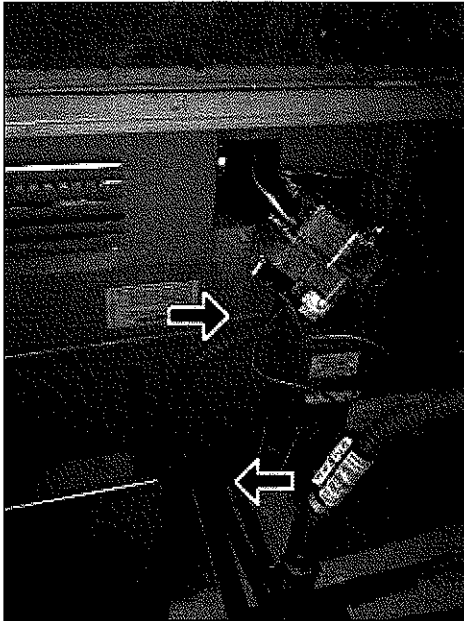
Type of Heating System(s): Central Forced Air

Energy Source: Electric

Heat System Brand: Trane

Number of Heat Systems: Five

Comments:



(1) The flexible gas line that passes through the furnace cabinet is not protected. This line is subject to damage by vibration caused by the bower fan. Recommend protecting this gas line protected with a rigid pipe extension.

(2) Some of the smaller rooms appeared to have heat registers but were supplied no heat at my examination. Some spaces appeared to have no supply duct and register. Heating and cooling for these rooms will be greatly affected.

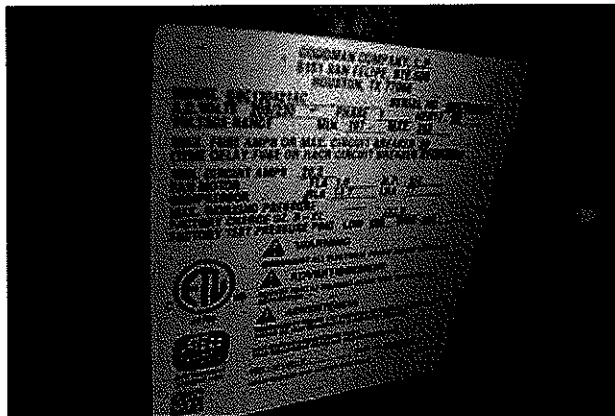
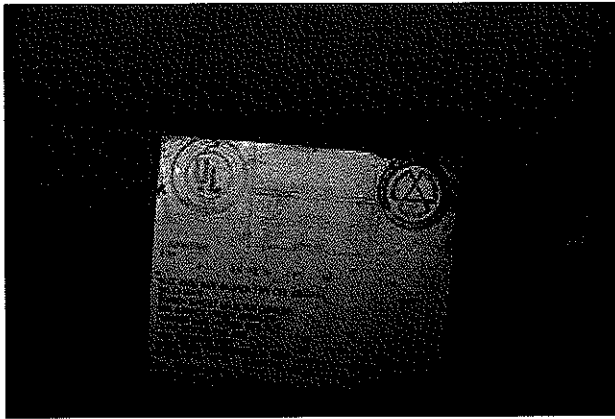
☐ ☐ ☐ ☒ B. Cooling Equipment

Type of Cooling System: Central Air Conditioning

Condenser Manufacturer: Goodman

Estimated Tons: 4 tons

Comments:

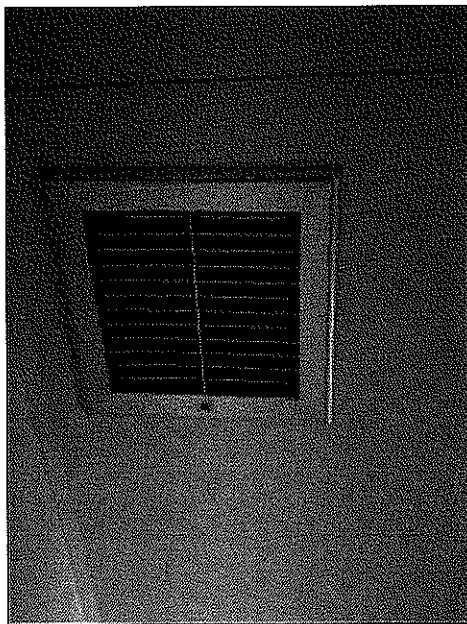


(1) The ambient air test was performed by using thermometers on the air handlers of air conditioners to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your systems read 54-60 degrees, and the return air temperatures were 69-72 degrees. This indicates that the unit was cooling properly at the time of inspection.

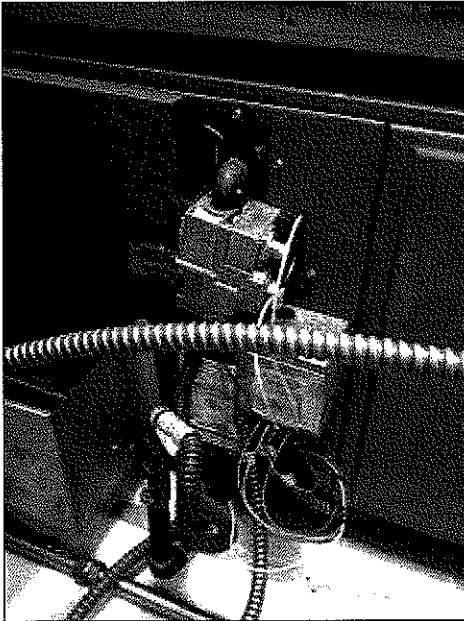
However, several of the condenser units outside (AC unit) are very old and may last a few years more, but maybe not. Units may fail shortly after a home inspection during the seasonal change from mild to hot weather. No determination is made on how long AC will last before a replacement is necessary. Unable to determine age from deteriorated stickers on units. The units appeared to be of different tonnage and age.



(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation.



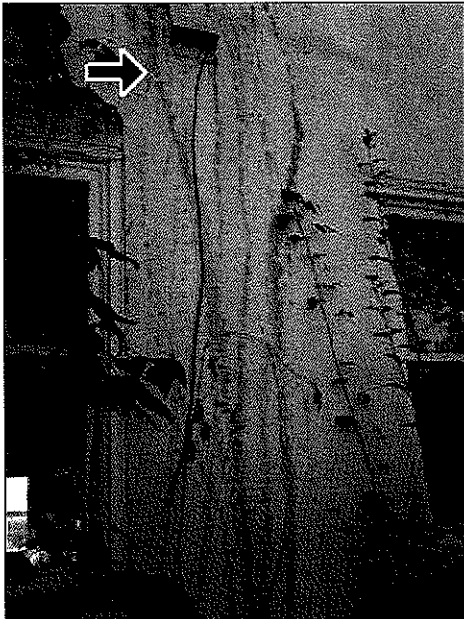
(3) Disposable filter(s) is clogged and is dirty. The filter needs to be replaced. If washable, filter should be washed and replaced.



(4) Flex line at left rear air handler.

☐ ☐ ☐ ☒ C. Duct System, Chases, and Vents

Comments:



There is a cord extending from this exterior vent. Usage unknown. Recommend investigation and possible removal.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Some of the systems components are not readily accessible, and/or cannot be inspected without a refrigerant license. Confirming proper sizing of heating and cooling equipment and confirming proper balance of air distribution is outside the scope of this inspection. Only the visible and accessible components of the air distribution ducting system are inspected. In most cases all ducting runs, connections and the interior of ducting is not accessible. Detection and identification of mold in ducting is not a part of this inspection. Also, confirmation of proper duct sizing and design, as well as balancing, is outside the scope of this inspection. Recommend inspection and service of heating, AC and ducting by a licensed HVAC contractor. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IV. PLUMBING SYSTEM

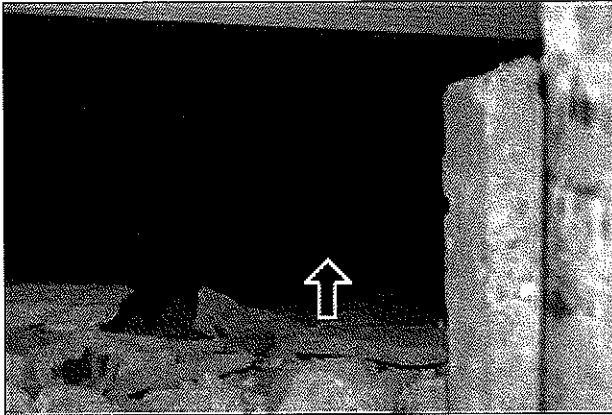
☐ ☐ ☐ ☒ A. Water Supply System and Fixtures

Location of Water Meter: Front right corner of front yard

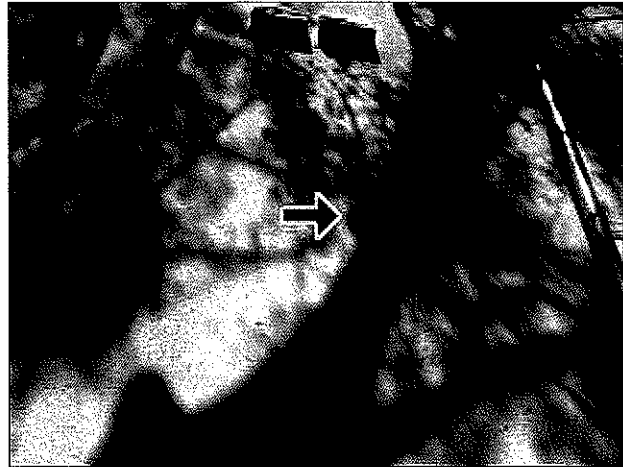
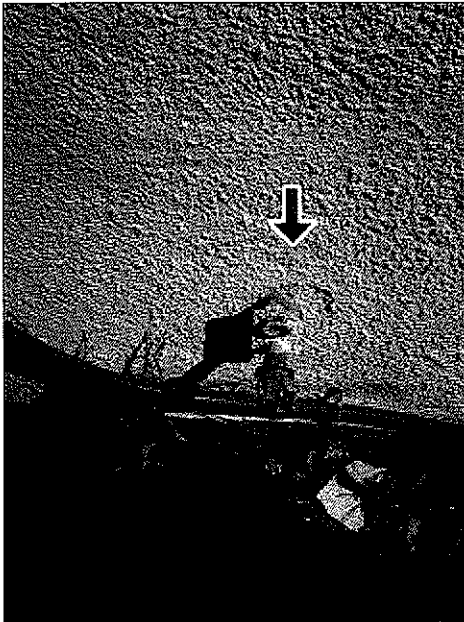
Location of Homewoner Shut-off Valve: Unknown (cannot locate, may be buried)

Water Pressure Reading: 70 pounds/square inch

Comments:



(1) The main plumbing drainage trunk line appears to be cast iron. Some water leakage is apparent. Cast iron piping has an average useful underground life of 50 to 60 years. Recommend budgeting for replacement.

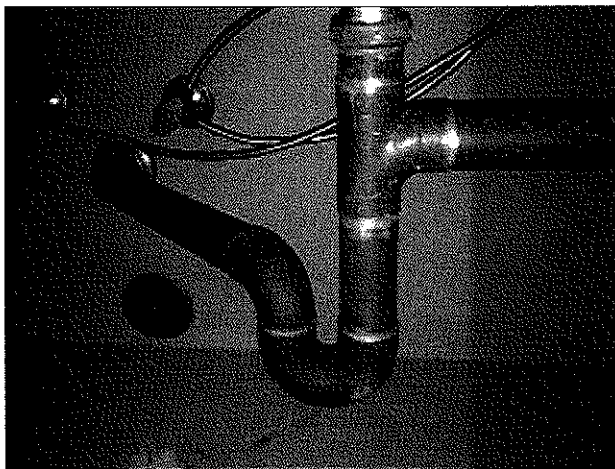


(2) Some or all exterior hose bibs are missing backflow or anti-siphon devices. This device prevents water from entering the potable (drinking) water supply from the hose if pressure is lost at the meter or well head. Wall plate (escutcheon) is missing.

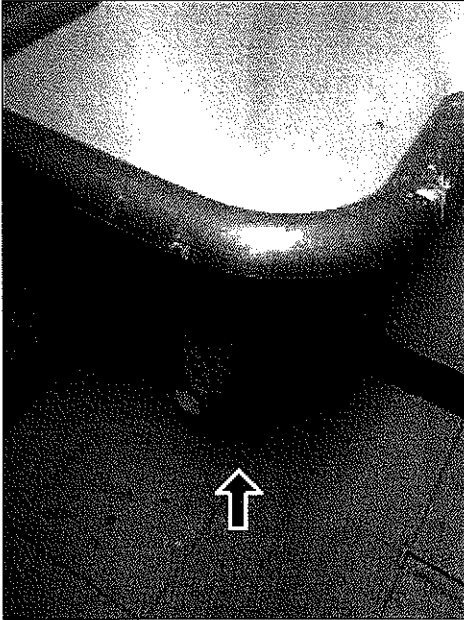
(3) Active water leak at kitchen faucet when fixture is turned on.

☐ ☐ ☐ ☒ **B. Drains, Waste, and Vents**

Comments:



(1) This kitchen p trap is non-standard and may be handyman work. Recommend professional installment.



(2) Piping at utility sink is old and deteriorated. Recommend replacement.

☐ ☐ ☐ ☒ C. Water Heating Equipment

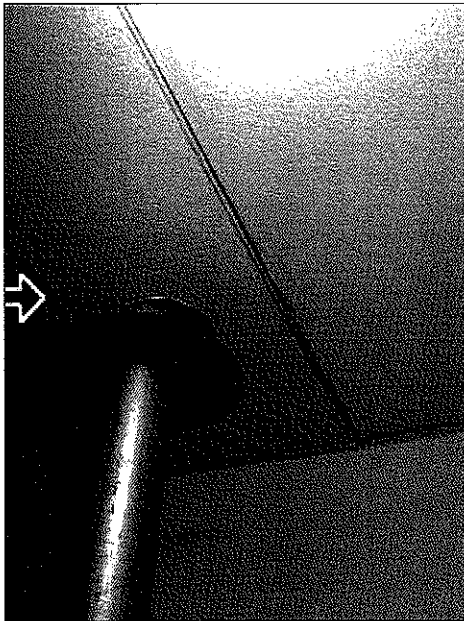
WH Energy Source: Natural Gas

WH Capacity: 40 Gallon (approx 1-2 people)

WH Manufacturer: Reliance

WH Appoximate Age: 1991

Comments:



(1) Collar dislocated at upper water heater vent. maybe be from previous vent repair. Unable to determine.



(2) Hole at water pipe entry to wall at water heater closet. Recommend sealing.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. The TPRV (water heater temperature pressure relief valve) was not operated during this inspection. TPRV valves should be removed and inspected every three years, and replaced when not operating correctly. Non-functional TPRV valves may cause the unit to rupture or even explode under certain conditions. The inspection does not include piping that is not visible such as inside walls, underground, etc. The potability of any water supply is beyond the scope of a home inspection. Clothes washing machine and icemaker hose bibs are not inspected. Plumbing fixtures cut-off valves and hose bibs are not operated. A shower pan flood test is beyond the scope of a home inspection and is not performed by this inspection company. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

V. APPLIANCES

- ☐ ☐ ☒ ☐ A. Dishwasher
- ☐ ☐ ☒ ☐ B. Food Waste Disposer
- ☒ ☐ ☐ ☐ C. Range Exhaust Vent
- ☒ ☐ ☐ ☒ D. Ranges, Cooktops and Ovens

Comments:

Range does not appear to have proper anti-tip protection. Anti-tip protection helps to ensure that the range won't tip over when the door is open and weight is placed on the open door.

- ☐ ☐ ☒ ☐ E. Microwave Oven
- ☐ ☐ ☒ ☐ F. Trash Compactor
- ☒ ☐ ☐ ☒ G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The ventilation fan in the women's bathroom was not operational.

- ☐ ☐ ☒ ☐ H. Garage Door Operator(s)
- ☐ ☐ ☒ ☐ I. Doorbell and Chimes
- ☐ ☐ ☒ ☐ J. Dryer Vents

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The self-cleaning function and/or the self-bake function, timers and clocks are not inspected. Recommend cleaning dryers vents every 6-12 months or as needed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Table of Contents

<u>Cover Page</u>	<u>0</u>
<u>Intro Page</u>	<u>0</u>
<u>I STRUCTURAL SYSTEMS.....</u>	<u>7</u>
<u>II ELECTRICAL SYSTEMS.....</u>	<u>29</u>
<u>III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</u>	<u>32</u>
<u>IV PLUMBING SYSTEM.....</u>	<u>37</u>
<u>V APPLIANCES</u>	<u>41</u>
<u>Table of Contents.....</u>	<u>0</u>
<u>General Summary.....</u>	<u>0</u>
<u>Invoice.....</u>	<u>0</u>
<u>Agreement</u>	<u>0</u>