



PROPERTY INSPECTION REPORT

Prepared For: SMITH
(Name of Client)

Concerning: 4200 WILLOWOOD RD. AUSTIN, TX. 78722
(Address or Other Identification of Inspected Property)

By: Jim Inmon TREC Professional Inspector Lic. #103 9/5/18
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and

Report Identification: _____

4200 WINDWOOD RD

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; and
- lack of electrical bonding and grounding.
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms 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 Important Limitations and Agreements

(1.) This inspection Report reports only on the items listed and only on the present condition of those items.

(2.) This Report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defects or defects not reasonably observable at the time of inspection or of items which require the removal of major or permanent coverings or furniture. For example, but without limitation, recent repairs, painting covering or furniture may conceal prior or present leak damage which is not reasonably observable by the inspector, and no representation or comment can be made.

(3.) Certain items **will not** be considered part of this inspection: clocks, timers, automatic cooking and cleaning portions of ovens, microwave radiation leakage, intercoms, refrigerators, humidifiers, electronic air filters, photo cell energized equipment, security systems, unreachable light fixtures, septic systems, water softeners, lead paint, asbestos, solar water heater systems, operation of water heater temperature/pressure relief valves, the presence of mold or fungal growths, the presence of carbon monoxide, other: _____

(4.) Gas lines **will not** be pressure tested. Gas supply systems **will not** be inspected for leaks. Gas lines **are** inspected for leaks and other defects only at connections to appliances and where readily observable.

(5.) Inspector does not take responsibility for reporting non-compliance of building, electrical, mechanical, or plumbing codes established by municipal ordinances.

(6.) NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO THE ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED.

(7.) If a comment is made concerning the condition of any item, the Customer is **URGED** to and **AGREES TO CONTACT A SPECIALIST** to make further inspection or evaluations of that item, if the Customer intends to rely on this Report.

(8.) Customer must notify Company in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt reinspection of the item complained of; otherwise, all claims for damage arising out of such complaint are waived by Customer.

(9.) If Customer institutes any legal action concerning this inspection, and fails to prevail on any of the causes of action alleged, Customer shall be liable to Company for all of its attorneys' fees incurred in such action.

(10.) Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee.

(11.) Customer, by accepting this Report, or relying upon it in any way, expressly **AGREES TO THESE LIMITATIONS AND DISCLAIMERS**.

(12.) **INSPECTOR'S WRITTEN COMMENTS WILL BE PRECEDED WITH A "D" OR A "C."**
 D = DEFICIENCY
 C = COMMENT

Report Identification: 4200 WILLOWOOD RD.

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

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on grade ☒ Pier & Beam ☐ House
Comments: CRACK, STAIN, LAUNDRY ROOM

(1) Slab on grade

1. THE CRACKED SLAB IS NOT PITCHED TO SLOPE WATER TO THE FRONT PORCH. THERE IS NO BEAM UNDER THE LEFT SIDE WALL. THE WALL IS SUPPORTED BY FLOOR JOISTS ONLY - THE JOISTS HAVE SAGGED CAUSING THE FLOOR TO SLOPE AND THE BED ROOM DOWNWARDS ON THE SQUARE TYPE FLOORING. IF BEHAVING SLOPE AS NOT STRUCTURAL DEFECT. IF LAUNDRY & BEDROOM, A BEAM FROM PIER ROW IS REQUIRED TO BE ADDED.

(2) Pier & Beam

(FOUNDER CONCRETE PERIMETER EXPOSE BEHIND 8" PERIMETER CONCRETE PIER, 10" POWER CONCRETE PIER IS 4 X 8 BEAMS, EX 8 FLOOR JOISTS, 3" INSULATION, WITH BRIDGAL, NO FLOOR INSULATION. ADEQUATE VENTILATION - D: 8" PIER'S AGAIN, ONE IS DAMAGED, DOES NOT MEET THE MANUFACTURER'S. D: THE SUBFLOOR IS WATER DAMAGED UNDER THE FRONT (R/L) PORCH. SHOWN. THE SKIRT AT THE PERIMETER OF THE HOUSE UNDER THE WATER WITH VENTILATION IS IN POOR CONDITION. THE SKIRT IS BUCKLED/ DAMAGED AT THE REAR OUTSIDE RE. REPAIRS NEEDED. THE THERE IS NO SKIRT UNDER THE REAR WIND RAIN WITH THE SKIRT IS THE CRACK SLAB IS COVERED WITH LINEN BODIES ON THE SOIL. IT'S A 4" SLAB.

(3) Performance Opinion

(a.) Foundation is performing its function as intended within expectations for age and location of home at this time: Yes ☒ No ☐

If no, a structural engineer's and/or foundation company's analysis and advice is recommended.

(b.) Additional Comments: SKIRT IS SUBSTANTIAL END OF APPROX 2" AT THE REAR PORCH WITH OUTSIDE THE REAR PORCH. D: THE SKIRT AT THE LEFT REAR CORNER IS DAMAGED/LOOSE. IT IS RECOMMENDED THERE SHOULD BE NO DAMAGES TO THE CRACK SLAB LATE ENOUGH FOR VENTILATION TO OWN ENTRY. IT IS RECOMMENDED TO CONSULT WITH A QUALIFIED FOUNDATION CO. IN REPAIRING THE SKIRT AT THE FOUNDATION PERIMETER.

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

D: THE GRADING & DRAINAGE NEED IMPROVEMENT. D: THE SOIL IS ABOVE THE SUB LEVEL AT THE RIGHT. D: THE RIGHT OF THE SKIRT THE SOIL IS TOO HIGH AT THE PERIMETER OF THE STAIRS PROTRUDING FROM. THE SUB IS NOT EXPOSED. IN ADDITION, THERE IS A RAILROAD JOE BEHIND THE REAR STAIRS PORCH. THERE SHOULD BE 4-6" OF EXPOSED, VISIBLE SUB. IT'S A HIGH SOIL 14" CAUSED ONLY WHEN PRESENTATION.

☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Composition Shingle ☐ Other ☒ MODIFIED BITUMEN

Viewed From: REAR WALKED.

Comments:

D: THERE IS EXCESSIVE THREE DEGREES BUILT UP ON THE GUTTER / STAIRS PORCH AND AT THE STAIRS AND V-FLEYS (P/R REPAIRS) D: THE REAR GUTTER DRAINAGE FROM THE STAIRS - CONDUIT IS DAMAGED FROM INFESTATIONS AND CRACKS FOR INFESTATIONS. A REPAIR OF 6" IS RECOMMENDED. D: THE MODIFIED BITUMEN OVER THE CRACK TO STAIRS PORCH IS NOT PROTECTED FOR STAIRS WITH FLOORING OVER THE CRACK. D: THE MODIFIED BITUMEN AT THE LOW POINTS ARE OVER THE REAR CORNER IS POORLY MAINTAINED - CRACKS - AT THE GUTTER SYSTEM SURFACES DAMAGED AT THE WALKERS.

☒ ☐ ☐ ☒ D. Roof Structures & Attics

Viewed From: THE REAR OVER THE FRONT L.A. WAS ENTERED. - PARTIALLY ACCESSIBLE

Approximate Average Depth of Insulation: 40-2 inches BLIND RODDED INSULATION.

Comments: SMALL BUILT FURNACE. VENTILATION - SLOTTED, REAR, ALL OTHERS, 6" ASK VENT, REAR VENT.

D: THE RAFTERS ARE 2X4'S UNDER 2X6 RATTENS IN THE INSULATION IS NOTED DOWN BY ROSETS AND IN THE GUTTER X THE INSULATION IS PROVIDED ALTHOUGH. R.6. TODAY'S STANDARD FOR CEILING INSULATION IS R-30-38. THE REAR REAR ROOM THE KITCHEN AND BREAKFAST ROOM ARE NOT ACCESSIBLE - ALL THE SPACES SHOWS MINIMUM 30" ALL REQ NOTES TO BE ACCESSIBLE DISCLOSES AT THE REAR DECKING AT THE REAR REAR STAIRS ROOM INSULATION LAYERS.

Report Identification: 4200 WILLOW RD.

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

I	NI	NP	D
---	----	----	---

☒ ☐ ☐ ☐ **E. Walls (Interior & Exterior)**

Comments:

(1.) Interior: CITIZENSHIP CRACKS - DR. LUTHER KING, JR. MURAL
FRONT BR. WALLS BED ROOM WHEN HOME WAS
CONSTRUCTED. IMPROPER COFFERS - COSSURED TO THE 1940s
CRACKS BR. WALLS BY THE HALLWAY. HALLWAY CRACKS -
THE HALLWAY CRACK IS THE CRACK D. A PAIR OF INSIDE WALL PARTIALS
IN THE HALLWAY LARGE BRICK MASONRY PERIOD

(2.) Exterior: D. THE RAIL WALL TO THE RIGHT OF THE FRONT PORCH IS SIGNED
FOR RAIL FENCES. D. THE GROUND IS DANGER TO THE LEFT SIDE LANE
ON THE STAIRS FROM THE SCENE IS BEST DESCRIBED AS THE STEP
HANDS THE RAIL L. EXPOSURE TOOL. D. THE SIDING IS LOOSE AT
THE LEFT RAIL CRACKS. D. SEAL THE HOLES IN THE STAIR LEFT SIDE
SIDING WITH A REPAIRMENT

☒ ☐ ☐ ☐ **F. Ceilings & Floors**

Comments: D. NO CRACKS (FINE STAINS) - HALLWAY

ON THE BLINDING ROOM CEILING. D. CRACKS
CRACKS (CITY) IN THE STAIRS. STAIRS FROM
L. CRACKS IMPROPER COFFERS. STAIRS FROM
FRONT BR. - IMPROPER COFFERS. STAIRS FROM

☒ ☐ ☐ ☐ **G. Doors (Interior & Exterior)**

Comments:

D. THE FRONT DOOR IS 2x8, D. THE DOOR IS NOT
IS NEEDED FOR THE RAIL L. EXPOSURE - D. THE
FRONT DOOR IS NOT. D. THE DOOR IS NOT
FRONT (BR) DOORWAY IS NOT. D. THE DOOR
FRONT THE FRONT L. IS REMOVED. D. THE DOOR
D. THE DOOR IS NOT. D. THE DOOR IS NOT
DOOR. D. THE DOOR IS NOT. D. THE DOOR
DOOR. D. THE DOOR IS NOT. D. THE DOOR

☒ ☐ ☐ ☐ **H. Windows**

Comments:

D. NO SCREEN FOR THE WINDOW. D. NO SCREEN
FRONT L. D. IN THE FRONT PORCH. D. NO
FRONT L. D. IN THE FRONT PORCH. D. NO
FRONT L. D. IN THE FRONT PORCH. D. NO
FRONT L. D. IN THE FRONT PORCH. D. NO
FRONT L. D. IN THE FRONT PORCH. D. NO
FRONT L. D. IN THE FRONT PORCH. D. NO
FRONT L. D. IN THE FRONT PORCH. D. NO

☐ ☐ ☒ ☐ **I. Stairways (Interior & Exterior)**

Comments:

☒ ☐ ☐ ☒ **J. Fireplaces/Chimneys**

Comments:

(1.) Chimney, flue, damper, and visible firestopping: D. NO CHIMNEY IS PROVIDED
D. THE CHIMNEY HAS NO CHIMNEY. D. NO
CHIMNEY - NO CHIMNEY. D. NO CHIMNEY
(2.) Hearth and surrounding surfaces: IS STAFFED WITH 18" INSULATION
D. SINKER, CORNER. D. SINKER
(3.) Firebox: CRACKS. CRACKS. CRACKS
CRACKS. CRACKS. CRACKS
(4.) Log Lighter: NOT. CRACKS. CRACKS
CRACKS. CRACKS. CRACKS

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

Comments:

D. THE WOOD PARTITION AT THE RIGHT SIDE OF THE PORCH
IS CRACKED. D. THE WOOD PARTITION AT THE RIGHT
IS CRACKED. D. THE WOOD PARTITION AT THE RIGHT

☒ ☐ ☐ ☒ **L. Other**

Comments:

D. THE GUTTER AT THE FRONT YARD GUTTER. CRACKS
IS CRACKED. D. THE GUTTER AT THE FRONT YARD
IS CRACKED. D. THE GUTTER AT THE FRONT YARD
IS CRACKED. D. THE GUTTER AT THE FRONT YARD
IS CRACKED. D. THE GUTTER AT THE FRONT YARD
IS CRACKED. D. THE GUTTER AT THE FRONT YARD
IS CRACKED. D. THE GUTTER AT THE FRONT YARD
IS CRACKED. D. THE GUTTER AT THE FRONT YARD



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

I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Entrance and Panels
Comments: (ORBITER) SAME (125ms)

(1.) Main Panel: (SQUARED - 144 SECTION REPAIR UNDER THE MEIL) →
 D. TRIM THE MEIL LIMITS BACK FROM THE STAIR WALK.
 D. NO BRICK @ THE GAS METER (VALVE) (DOE)

2/5 Quail N - HAW Wks) → 7:00 PM Benthos only - The Fes Wink from the RRR April 1988 & Wink Fes (Nov) and TBM ARE NO Ground Squirrels (Hawes?) ~~NO HAWES~~ & NO WINK NOT TO TBM'S 3rd & 4th, NO L'N B'W.

(2.) Sub Panel: (Sample 3) - RSH EXTERIOR W/AL - \rightarrow TITAN BUCKING
LASSERS. C. TITAN ARE SPLICED IN THE BOX WITH CONDUCTIVE COPPER
WITH A MULTI-STRAND SILVER WIRE TO FEED THE HARD SOLDER -
THE SILVER WIRE IS LIKELY NICKEL COATED COPPER. IT IS SAFE - BUT HAVE
A CIGARETTE ELECTRICIAN ADVISE THAT THE WIRE IS NICKEL COATED WIRE
FOR NOT BEING IN THE HOT SPOT AND AS COBALT WITH COPPER. IT IS

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper ☒ Aluminum ☐

Comments:

[illegible]

Report Identification: _____

4700 WILLOW RD

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Gas ☒ Electric ☐ Heat Pump ☐
 Energy Sources: Natural Gas ☒ Propane ☐ Electricity ☒

Comments:

note: heat pumps will not be operated when outside temperature is above 80°F.

Number of Systems/Zones: 1 Make: RITEM (X1998)

- (1.) Zone 1: Location: Hall Closet Serves: Hall
 (a.) Burner/Elements: DI: THE GAS LINE IS NOT PROPERLY ADJUSTED
 (b.) Controls, Valves: ENTER THE HEAT EXCHANGER. DI: THERE IS NO SEQUENTIAL
 (c.) Thermostat: C.O.K. / @ THE GAS LINE
 (d.) Flue: DI: CONTACT WAS AT THE CLOSET TO THE CLOSET, 19700504 ON THE SIDE
 (e.) Combustion Air: DI: DIMINISHING SUFFICIENT FROM THE GAS LINE
 (f.) Heat Cycle Performance: NI: NO GAS

- (2.) Zone 2: Location: _____ Serves: _____
 (a.) Burner/Elements: _____
 (b.) Controls, Valves: X: C: THE THERMOCOUPLE FOR
 (c.) Thermostat: HALL EQUIPMENT IN THE HALL
 (d.) Flue: WAS IS 15 FEET
 (e.) Combustion Air: _____
 (f.) Heat Cycle Performance: _____

- (3.) Zone 3: Location: _____ Serves: _____
 (a.) Burner/Elements: _____
 (b.) Controls, Valves: _____
 (c.) Thermostat: _____
 (d.) Flue: _____
 (e.) Combustion Air: _____
 (f.) Heat Cycle Performance: _____

B. Cooling Equipment

Type of Systems: Central ☒ Other ☐

Comments:

note: air conditioning system will not be operated when outside temperature is below 60°F.

Number of Systems/Zones: 1 Make: RITEM (X1998)

- (1.) Zone 1: Location: Hall Closet Serves: HALL
 (a.) Condensing Unit: DI: THE COILS NEED CLEANING, THE SIDE SOW
 (b.) Condensation Drain: DI: NO SAFE-T-SWITCH TO THE COMPRESSOR
DOWN TO PROTECT UNIT.
 (c.) Attic Unit: _____

- (d.) Temperature Differential: Suppl. 43° Ret. 76° Diff. 33°
 (e.) Performance: DI: TWO HOOKS SHOULD EXCEED 22° AIR RESISTANCE
(NO END) THERMAL CAPACITANCE TO SLOWLY ADJUST.

- (2.) Zone 2: Location: REAR BEDROOM Serves: SERV
 (a.) Condensing Unit: _____
 (b.) Condensation Drain: LG - WINDOW UNIT -> C.O.K. -
COOLING
 (c.) Attic Unit: _____

- (d.) Temperature Differential: Suppl. _____ Ret. _____ Diff. _____
 (e.) Performance: _____

- (3.) Zone 3: Location: _____ Serves: _____
 (a.) Condensing Unit: _____
 (b.) Condensation Drain: X: C: THE THERMOCOUPLE FOR FUSE EQUIP -
WAS IN THE BEDROOM REAR IS 15 FEET
 (c.) Attic Unit: _____

- (d.) Temperature Differential: Suppl. _____ Ret. _____ Diff. _____
 (e.) Performance: _____

C. Duct Systems, Chases, and Vents

Comments:

DI: THERE IS A GAS LINE RUN THROUGH THE RETURN AIR CHASE UNDER
THE HEAT EXCHANGER. THE LINES ARE NOT PROTECTED W/ RETURN, DI: THE
RITEM FOR GAS IS 19 DUCTS, DOB HALL.

Report Identification: 4200 WILSON RD.

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

I NI NP D

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐

A. Plumbing Supply, Distribution Systems and Fixtures

Material Used: Copper, PEX

Location of water meter: Left End of Lot

Location of main water supply valve: "

Static water pressure reading: 50 PSI - 20 PSI

Comments:

(1.) Kitchen: OK

(2.) Bathroom 1 Location: Flus 3/4 Sinks: OK

Toilet: OK

Shower/Tub: NO SHOWER HEAD

(3.) Bathroom 2 Location: ATTN FULL Sinks: DOWN PRESSURE

Toilet: 7: The Pipe Under Leaky Inside Tank Spots/Leaks

Shower/Tub: APPROX TO BE THE SAME SIZE KNOCK TANK

COPIED DOWN DOWN STICKS - HARD TO REACH/ONLY WITH

(4.) Bathroom 3 Location: _____ Sinks: ATTN C-TYPE

Toilet: _____

Shower/Tub: _____

(5.) Washer Hookups: OK

(6.) Exterior Faucets: DI THE LAST FROM IN SOX HOSE (FINDER IS DAY-NO)

(7.) Additional Plumbing: WATER PRESS

DI INSPECTOR THE EXPOSED COPPER PIPE IN THE STAIRS

ROOM AT THE WATER HEATER.
DI THE PIPE HOSE SPIGOT PEX PIPE IS LOOSE (NOT SECURED) EXPOSED -
NOT INSURED PEOPLE TO TRIP/TWIST DAMAGE.

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Material Used: CAPT IRON, GALVANIZED STEEL,

Comments:

DI THE DRAIN CONNECTION UNDER THE FRONT 3/4 BATH SHOWER
IS CORRODED

Clothes washer hooked up: Yes ☐ No ☒ If yes, washer drain not inspected.

☒ ☐ ☐ ☐

C. Water Heating Equipment

Energy Sources: NATURAL GAS

Capacity: 40 GAL

GE (2009)

Comments:

(1.) Water Heater #1 Location: RIGHT NEAR LAUNDRY/STORAGE ROOM

(a.) Installation/Condition: DI CLEAN THE GAS VALVE AND THE INSTALLED
DRAIN THE OUTSIDE OF THE TANK - SMALL UNKNOWN.

(b.) Temp Relief Valve/Drain: OK

(c.) Flue: DI CRACKED ABOVE THE ROOF, WITH 3' DIAPHRAGM SUPPORT.

(d.) Combustion Air: DI NO EXHAUST AIR IS PROVIDED. VENTY EXITS BE
RECOMMENDED.

(2.) Water Heater #2 Location: _____

(a.) Installation/Condition: _____

(b.) Temp Relief Valve/Drain: _____

(c.) Flue: _____

(d.) Combustion Air: _____

☐ ☐ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

Report Identification: 4200 WILSON RD

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

I NI NP D

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers

Comments:

(KENMORE) → TRIP AT 3:00 PM LOW C IRK DRAIN
LINE IN NOT SECURED WITH CAP WAS TRY FORWARD.

☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

(INSURANCE) → OK

☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments:

(WELDON) → OK

☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Comments:

(COLUMBIA) → THERE ARE NOSE (COMBUSTIBLE)
STOVE WITHIN 30" OF THE COOKTOP NOT FINISHED
IT AND ONLY SHUT OFF THE FLAME & THE RIGHT SIDE
COOKTOP BURNER WITH WATER OPEN FOR A LOSS
FOR THE LOWER OVEN/STOVE BURNER - DOES NOT CLOSE
DITCHER/STOVE COULD COOL 25° SECT 350°

☒ ☐ ☐ ☐

E. Microwave Ovens

Comments:

(WELDON) → OK

☐ ☐ ☒ ☒

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

WELDON PROVIDED THE BATHROOMS, THE
CIRTS ARE SHUT HEARD IN THE FIRST 1/4 BATH ROOM IS DIS-

☐ ☐ ☒ ☐

G. Garage Door Operators

Comments:

(WELDON) DO NOT RECOMMEND TO USE THESE OPS
SHUT HEARD ARE NOT VENTILATED AS REQUIRED
MAY BE PERSONNEL HAZARDS.

☒ ☐ ☐ ☒

H. Dryer Exhaust Systems

Comments:

IN THE FINE IN THE DRYER EXHAUST IS FEELING WITH RUNNABLE
THE LADY RAN - RIMED HEAT IS REQUIRED.

☒ ☐ ☐ ☐

I. Other

Comments:

(WELDON) RECOMMEND → DISCLOSED, NO RECOMMEND

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Landscape Irrigation (Sprinkler) Systems

Comments:

(2019) (2019-5)

(1.) Station operation in manual mode: NI

(2.) Back Flow Protection: IN HOME FOOD - REQUIRED

(3.) Control Box: WELDON - CHART D. NO PARK - LOCKED NOT EFFECT

☐ ☐ ☒ ☐

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

(1.) Surface: LICENSED SPRINKLER FOR TO INSTALL,

(2.) Tiles: ADJUST.

(3.) Copings:

(4.) Decks:

(5.) Equipment:

(6.) Lights:

(7.) GFCI Protection:

(8.) Slides, steps, other equipment

Report Identification: 4720 WYLANDS RD.

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

I NI NP D

☐ ☒ ☐ ☐

C. Outbuildings

Comments:

ADDITIONAL COMMENTS - All Categories:

Grading & Drainage (Cont'd) →
During an extensive termite inspection previous - the interior walls are not water and termite damaged. In the front area, a front row - fall over the kitchen drain into the rock wall by the front door and onto the soil between the front porch and house wall. There is no grading or the soil at the perimeter soil to provide a gradual slope away from the foundation. There is a six inches of slope in the first 10' is the code. It is not clear if the rain gutters with downspouts that send the water away from the foundation are recommended. Drainage specialist to advise.

Roof Covering Materials (Cont'd) →
There is a heavy down spout (spliced join) at the right rear valley. There is no cricket behind the chimney. There are also burrowing to the shingles at the right rear valley but not at the modified bitumen behind the chimney. - Burrowing of roofing materials indicates insufficient roof ventilation. In the planning for over the kitchen sink is not shingled over to the roof and does not come out the top of the pipe. Qualified roofer to advise on all of the above.
C. Flat Roof Fire Rated Board to non-penetrated vent - Regular inspection, maintenance is required.

Roof Gutters & Sides (Cont'd) →
The down spout is installed to the roof edge to fit the gable vents. The roof & chimney siding do not allow enough room to the down vents to the roof for proper air flow. The roof is under ventilation.

Doors (Cont'd) →
The weather stripping here closer door of the rear left exterior door is a disrepair - missing glass pane, no closer, door not closing - tight. A qualified exterior door is recommended.

Door Systems (Cont'd) →
The fire alarm to have the dampers on to the nearest are broke off. The damper in the region is loose & spins and a metal rod to hold the damper on.
In the room, there is damage to the metal doors. In the area, several of the doors have been "replaced" by untrained non-licensed area the doors - Non professional repairs, including the qualified door co. to advise.