

Inspection Conducted for:  
John Q. Public

Property Address:  
16507 Anywhere Dr  
San Antonio, TX 78232



Gold Star Home Inspections  
3475 Scarlet Rose  
Schertz, TX 78154  
210838-3430

# Gold Star Home Inspections

3475 Scarlet Rose  
Schertz, TX 78154

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## PROPERTY INSPECTION REPORT

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**Prepared For:** John Q Public  
(Name of Client)

**Concerning:** 16507 Anywhere Dr, San Antonio, TX 78232  
(Address of Inspected Property)

**By:** Jim Wiley, Lic #8328 01/27/2010  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 action, 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.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection:  Buyer     Buyers Agent     Listing Agent     Occupant  
Building Status:  Vacant     Owner Occupied     Tenant Occupied     Other  
Weather Conditions:  Fair     Cloudy     Rain    Outside Temp: 67  
Utilities On:  Yes     No Water     No Electricity     No Gas  
Special Notes: \_\_\_\_\_

#### INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring
  - Floors Covered
  - Walls/Ceilings Covered or Freshly Painted
  - Behind/Under Furniture and/or Stored Items
  - Attic Space is Limited - Viewed from Accessible Areas
  - Plumbing Areas - Only Visible Plumbing Inspected
  - Siding Over Older Existing Siding
  - Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.**

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**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

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**Foundation:** Weather conditions, drainage, leakage, and other adverse factors effect structures and differential movement is likely to occur. **This inspector is not a structural engineer.** His opinion is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

**Attic Framing:** The Texas Real Estate Commission requires attics be inspected for "proper" framing. Original blue prints, specifications and span table in effect at the time of construction are necessary to accomplish this. These items were not available for this limited inspection. Any visible defects of the attic and framing will be noted below.

**Insulation:** Attic insulation is covering some structural, electrical and mechanical components. This has precluded an inspection of these components.

#### Walls:

- Exterior cladding's including brick, stucco, vinyl siding and exterior insulation finish systems (EIFS) all have the same potential for sheathing and stud damage if weather barriers, flashing and opening protections are not used or are installed incorrectly. Proper installation of these wall coverings is beyond the scope of this inspection. Only obvious, visible defects are reported.
- Some exterior areas (walls, slab, etc.) may be obstructed from view due to foliage growth, storage items, attached structures (decking, etc.) and may not have been visible or accessible.

- All exterior wall penetrations/openings (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, etc.) should be sealed to prevent moisture and air intrusion.
- Furniture, storage items, wall and window coverings, etc., may limit the inspection of some interior walls.
- Freshly painted and plastered walls could possibly conceal previous damage and repairs.

**Windows:** Inspection of some windows in an "occupied" property may be limited due to furniture, window covers or stored items.

**Doors:** Improperly "hung" doors may cause some doors to "fall" towards the closed position after being opened. These doors may have been improperly "shimmed" when originally installed.

**Plumbing:** Under sink storage items may limit the detection of active water leaks and damaged areas from previous leakage.

**Electrical, Mechanical, Roofing, or Plumbing** items that are checked "**As a Deficiency**" should be further evaluated/repared by a licensed professional in that field.

**Mold/fungi:** Please note that in light of current issues on mold/fungi contamination in buildings, any comment in this report that indicates water damage, water stains or plumbing leaks should be considered as possible areas of mold growth and should be tested.

**Security System:** Gold Star Home Inspection Services has arranged for Brink's Security to perform a system check of the security system installed at the above listed property. The above named client is under no obligation to utilize Brink's in the future. This is an additional item provided to make this inspection more complete. A referral fee will be paid to the inspector by Brink's. There are no costs involved for the buyer or seller. If Brinks does not perform this check during the inspection process, they will contact you prior to "closing."

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

**I. STRUCTURAL SYSTEMS**

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**A. Foundations**

Type of Foundation(s): Slab

Comments:

**Signs of Structural Movement or Settling**

- Cracks in wall(s) and/or ceiling
- Cracks in brick, stone, or stucco
- Door and/or window frames out of square
- Beam condition and/or Pier Condition
- Floors visibly not level
- Cracks in exposed concrete floors
- Cracks in Parch Coat
- Excessive or improper shims

**Performance Opinion:**

**Note:** Weather conditions, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

- The foundation appears to be performing the function intended
- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with an engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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**B. Grading & Drainage - Comments**

- Improper drainage from foundation. Left side of the yard drains towards the foundation. Some method of draining the water away from the home should be developed, ie mound built up to divert the water away or a French drain to capture the water and drain it away from the foundation. Soil shall be graded to drain surface water away from the foundation. The grade shall fall a minimum of 6" within the first 10'
- Erosion or ponding next to foundation/driveway
- Gutters draining too close to the structure
- Plumbing leaks/Hose Bibs/Sprinkler System
- Trees/heavy foliage too close to the structure
- A/C condensation line termination too close to structure
- Planter(s) adjoining the structure
- Inadequate grading clearance to exterior wall surface, Back of home and left side of home towards the back. One or more areas around the homes foundation has high soil and may

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allow rain water/insects into the home. Soil grade should typically be 6" to 8" below the top edge of the homes foundation.



Inadequate grading clearance to exterior wall surface

Inadequate grading clearance to exterior wall surface



Inadequate grading clearance to exterior wall surface



Soil shall be graded to drain surface water away from the foundation. The grade shall fall



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a minimum of 6" within the first 10'

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**C. Roof Covering Materials**

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Ground with Binoculars

Comments:

- Some Damaged and/or missing shingles
- Brick chimney not properly flashed and counter-flashed
- Roof decking deflection and/or sagging
- Skylight covers not secured and/or flashed properly
- Roofing covering installed over older roof covering
- Missing rain skirts on metal fireplace or furnace flues
- Inappropriate roof covering for slope of the roof
- Roof penetration(s) not properly flashed/sealed
- Trim, soffit, fascia boards are in need of repair
- Missing/damaged rain caps on furnace/water heater flues
- Valley flashing in need of repair or replacement
- Missing step flashing where a roof intersects at exterior wall
- Tree branches are too close to the roof structure. The tree limbs that are in contact with roof or hanging near roof should be trimmed.
- Roof ventilation system damaged and in need of repair
- Vent roof jacks missing or improper installation
- Loose, missing and/or damaged gutters or downspouts
- The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted
- It appears the ridge caps do not completely cover the ridge vents. Suggest having a qualified technician inspect for proper installation.



It appears the ridge caps do not completely cover the ridge vents

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I NI NP D



Roof decking deflection and/or sagging

Shingle flipping up at the back of the home over the Master bedroom

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**D. Roof Structure & Attic**

*Viewed From:* Entered attic

*Approximate Average Depth of Insulation:* Approximately 12 -14 Inches

*Approximate Average Thickness of Vertical Insulation:* N/A

*Comments:*

- Damaged and/or missing vent screens
- Damaged and/or missing roof sheathing
- Evidence of moisture penetration
- Bath/Kitchen vents terminating in attic
- Inadequate roof support and/or failed members
- Insufficient attic ventilation

**Insulation:**

Type:  Batts  Blown-in

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**E. Walls (Interior & Exterior) - Comments**

**Interior Walls:**

- Signs of Structural Settling  Signs of Water Penetration  Freshly Painted
- Hairline crack on the master bedroom and Living room walls. These do not appear to be a structural issue at this time.



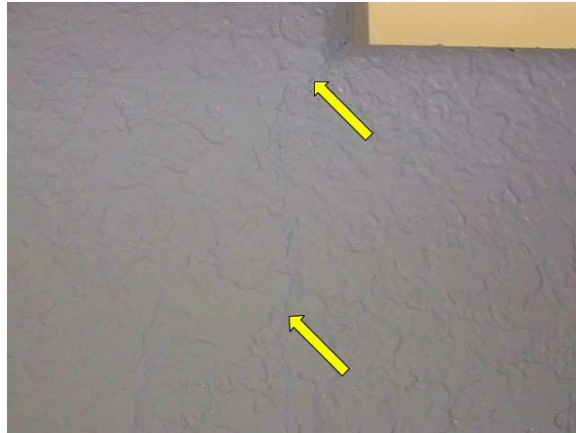
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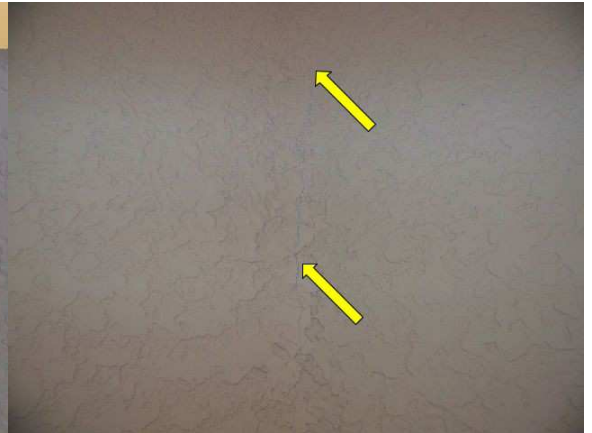
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Hairline crack on the Living room wall



Hairline crack on the master bedroom wall



Patch above light switch visible

**Exterior Walls**

- Type(s):  Brick  Cement Board  Wood  Stone  
 Vinyl  Aluminum  Stucco  Asbestos

- Fascia/trim boards are water damaged at several areas
- Mortar is separated or missing in some areas
- Caulking/sealant is separated or missing in some areas
- Some cracks at the brick, stone, or stucco siding
- Wood siding is water damaged in several areas
- Siding shingles are cracked, loose or missing
- Some siding fasteners are backing out
- Weep holes not open and/or improper spacing
- One or more areas were obstructed by foliage and/or other items
- No weep screed installed. A Weep Screed is used to provide a weep mechanism as part of the drainage system as required at the bottom of all framed walls; by all major building codes and the International Building Code in ASTM C1063

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No weep screed installed



No kick out flashing installed

**F. Ceilings & Floors - Comments**

- Ceiling cracks in some areas
- Water stains on ceiling
- Signs of structural settling

- Floor cracks in some areas
- Water stains on floor
- Freshly painted

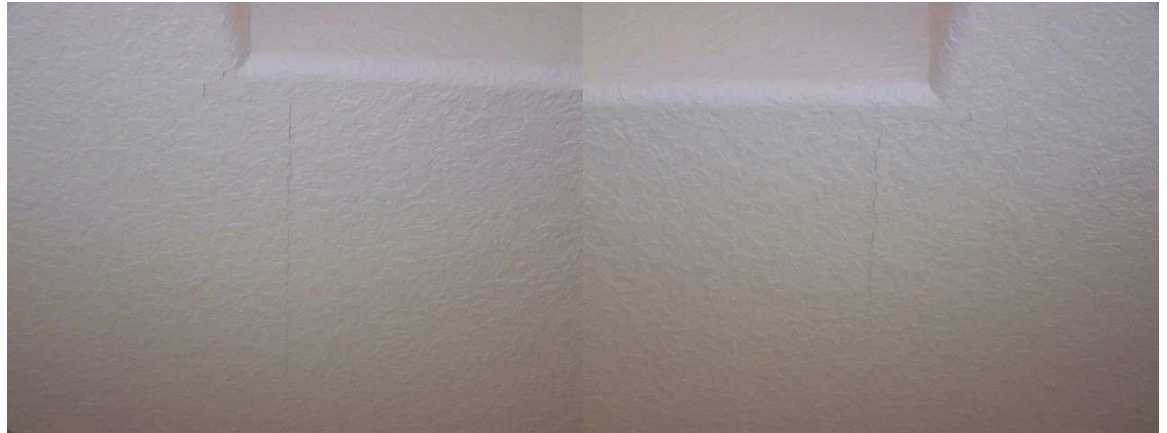
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Hairline crack on the master bedroom ceiling. These do not appear to be a structural issue at this time.

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**G. Doors (Interior & Exterior) - Comments**

**Interior Doors**

- Damaged doors at: \_\_\_\_\_
- Doors do not latch properly at: \_\_\_\_\_
- Doors loose at the hinges at: \_\_\_\_\_
- Doors rub, stick or hit frames at: \_\_\_\_\_
- Closet doors slide poorly or are off of their rails at: \_\_\_\_\_
- Doorknobs are in need of repair at: \_\_\_\_\_



**Exterior Doors**

- Sliding glass door slides poorly or improperly installed at: \_\_\_\_\_
- Sliding glass door does not latch/lock properly at: \_\_\_\_\_
- Sliding screen door is missing/damaged at: \_\_\_\_\_
- Safety glass not present at: \_\_\_\_\_
- Damaged doors at: \_\_\_\_\_
- Doors sealed poorly at: \_\_\_\_\_
- Doors rub, stick or hit frames at: Front door
- Door locks or doorknobs are in need of repair at: \_\_\_\_\_
- Deadbolt locks do not extend to properly lock the doors at: \_\_\_\_\_

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- Safety Issue: Door does not close automatically when released**  
Comment: Door leading to garage should be fire rated. The door between the home and the garage should be a solid core door, weather-stripped and fitted with an automatic closer. The door should close upon release and latch securely. This will reduce the potential of toxic automobile gases and fire from entering the home.

- Garage Doors**      **Type of Door(s):**  Metal     Wood     Fiberglass
- Some fastening hardware is loose
  - Door locking hardware is loose and/or missing
  - Doors and/or panels are water damaged
  - Tension springs are not safely secured

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**H. Windows - Comments**

- Some windows are difficult to open or close at: Dining room left window**
- Some glass panes are loose, damaged or missing at: \_\_\_\_\_
- Some window lift supports are loose, damaged or missing at: Master bedroom**
- Some missing and/or damaged screens at: \_\_\_\_\_
- Some absence of safety glass at: \_\_\_\_\_
- Windows in sleeping areas are of inadequate size for egress at: \_\_\_\_\_
- Thermal pane window seals have failed and moisture has penetrated at: \_\_\_\_\_
- Windows have been drilled for security devices, this may void the warranty of the window. The security devices are not sealed to prevent water intrusion**
- Burglar bars installed are a safety hazard. they do not provide adequate egress (escape) in the event of fire
- Storm windows installed are a safety hazard if they do not provide adequate egress in the event of a fire



Left window hard to open

Lift supports are loose and damaged

- 

**I. Stairways (Interior & Exterior) - Comments**

- Interior Steps, Railing, Stairways and Balconies**
- Hand railing is loose/missing at one or more locations
  - Vertical railing spacing is greater than 4"

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- Hand railing is not terminated properly
- Improper dimensions or stair raisers
- Hand railing not at proper height
- Improper dimensions of stair treads

**J. Fireplace/Chimney - Comments**

**Type of Fireplace:**  Factory  Brick/Stone  Free Standing

- Mantle is loose
- Starter wand is damaged
- No gas valve access panel
- Damper is in need of repair
- Hairline cracks in the firebox
- No firebox screen
- No damper block (gas fireplace only)
- Firebox hearth inadequate size or damaged
- Some brick mortar is loose and/or missing
- Creosote build-up in firebox or flue
- No rain cap and/or spark screen in place
- Clean-out cover is loose and/or damaged
- Improper installation of gas log system

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

- Vertical railing spacing is greater than 4"
- Railing is loose or missing at one or more areas
- Some decking fasteners are backing out
- Some decking boards are loose or damaged
- Deck is not properly attached to main structure
- Inadequate structural support members

**L. Other - Comments**

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels - Comments**

- Service drop is loose and/or pulling away
- Service line is less than 10 feet above the ground

Main disconnect panel is located on the right side of the home, GE panel

**Main Disconnect Panel** **Type of Wire:**  Copper  Aluminum

- Panel(s) are not labeled properly
- Panel(s) are loose at the wall
- One or more knockouts are missing
- Double lugged breakers/fuses
- Aluminum wiring connections are missing antioxidant compound
- Recommend a licensed electrician examine all main feeders and branch circuits and make repairs as needed
- A/C condensing unit #1:  
Specifies max amp breaker of 50 and a 40 amp breaker is in use
- Panel has more than 6 main disconnects
- Panel inner safety cover is loose or missing
- Ground wire/rod could not be verified
- Incorrect wire on breakers/fuses



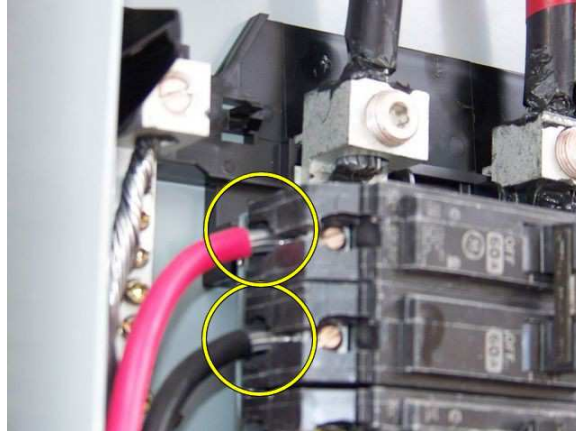
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I NI NP D



Sub-panel is located in the garage, GE panel, Serviced by a 60 amp circuit breaker

**Sub Panels**

**Type of Wire:**  Copper  Aluminum

- Panel(s) are not labeled properly
- Panel cover(s) are loose at the wall
- Double lugged breakers/fuses in use
- Incorrect size of breakers/fuses
- Incorrect size wire on breaker/fuse
- Aluminum wiring connection are missing antioxidant compound
- Recommend a licensed electrician examine all main feeders and branch circuits and make repairs as needed

- Panel(s) installed at improper location
- Inadequate service space for sub panel
- One or more knockouts missing
- Grounds and neutrals on same bus bar

(typical of older home installations)

- Lack of arc arc-fault circuit interrupting devices.** For an additional level of protection all branch circuits that supply 125 Volt, single-phase power serving bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas should be protected by ARC-fault circuit interrupter(s). This requirement for bedrooms did not become effective until November 1, 2002 for all new and remodeled construction. Texas has recently adopted the 2008 NEC which specifies all the above areas. **This requirement applies to homes starting construction or remodels after September 2008.**

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

Type of Wiring: Copper

Comments:

- One or more junction boxes do not have covers
- One or more wiring connections are not in junction boxes
- Wires lying on the ground under house
- Branch circuits not correctly attached to panel

**Outlet and**

- Improper outlet cover used at: Back, near porch**
- Loose/damaged/missing outlets and/or covers at: Back bedroom**
- Inspection of outlets, switches and accessory connections was limited due to concealment
- Most or all the outlets are not grounded or are not the grounded type (typical of older homes with two wire systems)
- Aluminum wiring being used in outlets/switches not approved for aluminum wiring



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- Aluminum wiring connection are missing antioxidant compound
- Concealed connections of aluminum and copper wire was not inspected
- Recommend a licensed electrician examine all main feeders and branch circuits and make repairs as needed



### Ground Fault Circuit Interrupt (GFCI) Safety Protection

- |           |   |                             |   |            |   |                             |   |
|-----------|---|-----------------------------|---|------------|---|-----------------------------|---|
| Kitchen:  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A            | Bathrooms: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A            |
| Exterior: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A            | Garage:    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A            |
| Basement: | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A | Wet Bar:   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| A/C Unit: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A            | Pool/Spa:  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
- No GFCI protection at one or more location. This is considered a recognized safety hazard and in need of repair
  - GFCI circuit not inspected at:
  - All outlets in the garage are now required to be GFCI protected. This requirement became effective this year when Texas adopted the 2008 NEC. This requirement applies to homes starting construction or remodels after September 2008.**

### Electrical Fixtures

- Some light fixtures and/or bulbs did not function**
- Some light fixtures covers are damaged/missing
- Closet light fixture does not have proper clearance
- Ceiling fans and/or light fixtures wobble or vibrate
- Canned lights above the Master bathroom shower and tub overheat and cut off. These lighting fixtures may not be rated for insulation to be in contact with them**

### Smoke and Fire Alarms

- |   |  |
|---|--|
| <input type="checkbox"/> Alarm(s) are loose at the ceiling/walls    | <input type="checkbox"/> No alarms installed - Safety Hazard |
| <input type="checkbox"/> Alarm(s) did not function - Safety Hazard  | <input type="checkbox"/> No alarms installed in each bedroom |
| <input type="checkbox"/> Alarm(s) are not hard - wired or connected | <input type="checkbox"/> No alarms in hallways               |
- On a vaulted ceiling, be sure to mount the alarm at the highest point of the ceiling.**

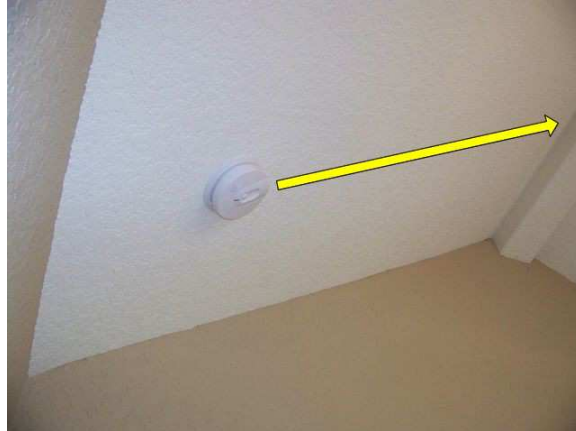
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### Other Electrical System Components

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

Type of System: Central

Energy Source: Electric

Comments:

Make: Rheem; Model # RHSL-HM4821JA, Serial # M3508 03047, Approx 2 years old

- Floor furnaces in use may be hazardous
- Flue is loose or not properly connected to the unit
- Inadequate ventilation for combustible air
- Flue is in contact and/or too close to combustibles
- Rust at the burner and/or burner compartment
- Improper clearance between door and unit
- Unit's blower fan and/or motor assembly vibrates
- No shut-off switch located at filter door opening
- No gas cutoff valve and/or improper gas valve
- Return air filters needs cleaning and/or replacement
- Gas is turned off and/or no pilot flame
- Unit not properly grounded to outlet
- Recommend cleaning, servicing and further evaluation by a licensed professional

### B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments:

Make: Rheem; Model # 14AJL48A01, Serial # TT10N280807512, Approx 2 years old, 4 ton unit

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- Unit #1:  
Supply Air Temp: 42 °F    Return Air Temp: 58 °F    Temp. Differential: 16 °F
- Freon lines not properly insulated at:     Condenser(s)     Air Handler(s)     In Attic
- Condenser unit(s) coils dirty
- Condenser unit(s) are not level
- Condenser coil(s) fins are damaged
- Condenser airflow is restricted by foliage
- Condenser(s) installed too close to structure < 18"
- Condenser pad missing or inadequate height of 3"
- Termination of condensate line is inadequate
- Unit not properly grounded to outlet
- No electrical cut-off within view of condenser unit
- Air handler plenum is not properly sealed
- No drain pan and/or drain line under the air handler
- Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at time of inspection. Operation at or below 60 degrees could cause damage to the unit.
- System shows signs of being dirty. Recommend cleaning, servicing and/or further evaluation by a licensed professional

**C. Duct System, Chases, and Vents - Comments**

**Type of Ducting:**     Flex Ducting     Duct Board     Metal Ducting

- Ducting is kinked or restricted in one or more places affecting airflow
- Some ducting moisture barrier is damaged, missing and/or deteriorated
- There is no central airflow to the room addition(s) and/or garage conversions

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

Static water pressure reading: 60 PSI

Comments:

**Water Source:**     Public     Private

**Sewer Type:**     Public     Private

**Sinks**

- Leakage around sink(s)
- Drain stop inoperable
- Loose/damaged faucet handles
- No shut-off valves under sink
- Faucets have low water pressure
- Sink drains slow
- Finish on sink is damaged
- Drains have no visible "P" trap

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

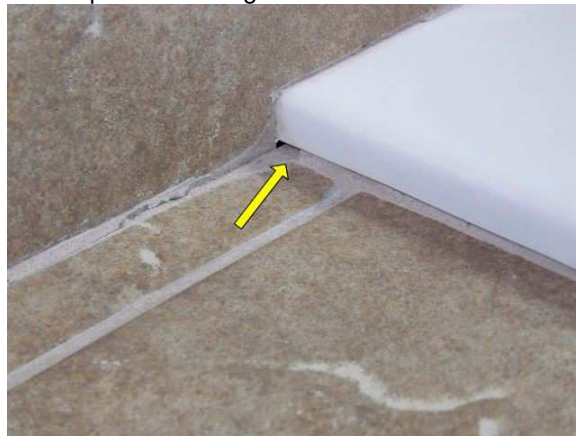
- Water hammering noted
- Vegetable spray inoperable/leaking

- Caulking or grout in need of repair
- Overflow not working

**Bathtubs and Showers**

- Leakage around tub(s)
- Water hammering noted
- Absence of safety glass enclosure
- Hot and cold water reversed
- Improper slope of shower floor
- Shower diverter valve not operating
- Caulking or grout in need of repair
- Soap dish missing

- Faucets have low water pressure
- Leakage around shower(s)
- Shower head is leaking
- Loose/damaged faucet handles
- Tile loose and/or missing
- Enclosure needs to be sealed
- Drain stop inoperable



Enclosure needs to be sealed



Caulking or grout in need of repair



Caulking or grout in need of repair



Enclosure needs to be sealed

**Commodes**

- Leakage around commodes
- Loose at floor mounting
- Flush mechanism inoperable
- Tank lid broken or missing
- Flapper valves are faulty

- Seal leaking between tank & bowl
- Bowl or tank is cracked/damaged
- Tank water level is too high
- Bowl refill tube is missing

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I	NI	NP	D
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**Washing Machine Connections**

- Leakage at plumbing connections
- Dryer vented into attic or under house

**Exterior Plumbing**

- Exterior hose bibs do not have back-flow prevention
- Faucet handles are loose, damaged or missing
- Leakage at:

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

No defects noted at time of inspection

**C. Water Heating Equipment**

Energy Source: Electric

Capacity: 50 gallon

Comments: MAKE: State Select; Model # ES652DORT, Serial # 0930J001494

Approximate age: 1\_\_ years

- Hot water temp. is: \_\_\_\_ °F (Water temp. above 110°F is a safety hazard)
- Corrosion and/or signs of an intermittent leak at isolation valve and/or plumbing connections
- Unit is located in a garage or adjacent area and is not elevated so that its ignition source is 18" above the floor
- Unit was not in operation at the time of inspection. Hot water temperature was not checked, inspection limited
- Unit has no drain pan and/or drain line installed under the unit if on second floor or in attic
- Leakage around unit
- Leakage around connections
- Flue is loose, damaged or poorly connected
- Hot and Cold water lines reversed
- Unit is not properly vented for combustion air
- Cold water shut-off inoperable and/or missing
- Flue is in contact or too close to combustibles
- Gas shut-off valve inoperable and/or wrong type
- Unit is not enclosed or protected from damage
- Gas leaks detected around unit
- One or more covers are missing/damaged
- Improper gas line materials
- No dielectric fittings where two different metals are in contact (galvanized pipe and brass fitting)

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I	NI	NP	D
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**Water heater Temperature and Pressure Relief Valve**

- T/P valve has no drain line and/or wrong size
- Drain line is not plumbed to exterior
- T/P valve not installed at designated location
- Drain line runs uphill at some point
- Corrosion and/or leakage at connections
- Drain line is threaded at termination point

**D. Hydro-Massage Therapy Equipment - Comments**

- Access panel is inaccessible
- Deficiencies in ports, valves, grates and covers
- Leakage around and/or under unit
- Lack of ground fault circuit interrupter
- Vacuum switch does not operate
- Unit does not operate
- Electrical motor not bonded
- Improper location of unit switch

**V. APPLIANCES**

**A. Dishwasher - Comments**

- Unit leaking
- No anti-siphon loop at the drain line
- Unit is not properly secured to the cabinet
- Door seal damaged or in need of repair
- Unit does not operate
- Unit hardwired (should be plug device)
- Soap dispenser not functioning properly
- Rust present in interior of unit
- Heater does not work for drying

**B. Food Waste Disposer - Comments**

- Unit leaking
- Electrical cord is not properly secured
- Splash guard damaged
- Unit does not operate
- Unit hardwired (should be plug device)
- Corrosion present on unit
- Unit drain below P-Trap

**C. Range Exhaust Vent - Comments**

- Filter is dirty/greasy
- Light not functioning



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- Fan/Motor assembly vibrates and/or is noisy
- Control knobs/switches defective or missing
- Fan and/or blower does not work
- Vent pipe terminates improperly

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

**Range Type:**  Electric  Gas

- Control knobs are loose and/or missing
- Gas leaks were detected around unit
- Burners do not operate at high and low settings
- Absence of gas shut-off valve or improper location
- Inadequate clearance from combustibles
- Improper materials used for gas connections
- Absence of anti-tilt device**
- Deficiencies in the operation of the gas flame

**Oven(s):**

Unit #1:  Electric  Gas  
 Tested at 350°F, Variance noted: 0 \_\_\_\_\_ °F (max 25°F)

- Control knobs are loose and/or missing
- Gas leaks were detected around unit
- Unit not securely mounted
- Broiler/heating element does not operate
- Deficiencies in door seal / tightness of closure
- Thermostat sensing element not properly supported
- Interior light does not function
- Inadequate clearance from combustibles
- Deficiencies in the operation of the gas flame
- Deficiencies in operation of timer and thermostat

**E. Microwave Oven - Comments**

- Deficiencies in door seal / tightness of closure
- Does not operate by heating a container or water
- Interior light does not function
- Timer does not function

**F. Trash Compactor - Comments**

- Key is missing and/or door does not lock
- Ram does not operate
- Unit not securely mounted
- Excessive noise and vibration

**G. Mechanical Exhaust Vents and Bathroom Heaters - Comments**

- Units are loose at ceiling and/or wall**
- Unit motors and/or fans are noisy
- Unvented gas wall heaters are considered a fire and safety hazard and are no longer
- Heat lamp timer does not work
- Missing covers on unit(s)

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I NI NP D

recommended



**H. Garage Door Operator(s) - Comments**

- Auto safety reverse does not work - Safety Hazard
- Switch is installed within reach of children
- Missing safety wire inside door springs
- Switch is loose or too damaged to operate opener
- Electronic sensors not installed at proper heights
- Unit(s) are loose or not properly secured to ceiling
- Electronic sensors do not operate
- No safety quick release rope to disable opener

**I. Doorbell and Chimes - Comments**

- Doorbell did not function
- Doorbell switch is loose or damaged

**J. Dryer Vents - Comments**

- Dryer vent cover is loose, damaged and/or missing
- Dryer vent is not vented to the exterior wall or roof

**VI. OPTIONAL SYSTEMS**

**A. Lawn and Garden Sprinkler Systems - Comments**

A. Lawn Sprinklers Backflow - Yes  No  Labeled Yes  No  Manual Yes  No

Zone # 1 \_\_\_\_\_

Zone # 2 \_\_\_\_\_

Zone # 3 \_\_\_\_\_

Zone # 4 \_\_\_\_\_

Zone # 5 \_\_\_\_\_

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Zone # 6 \_\_\_\_\_

Zone # 7 \_\_\_\_\_

Zone # 8 \_\_\_\_\_

Zone # 9 \_\_\_\_\_