



Inspection Report

Travis Blake

Property Address:

123 Austin Park
Autin TX 78645



Home Critique Property Inspections LLC

Glen Kotulek TREC #5951

P.O. Box 961

Hutto, TX 78634

PROPERTY INSPECTION REPORT

Prepared For:	Travis Blake
	_____ (Name of Client)
Concerning:	123 Austin Park, Autin, TX 78645
	_____ (Address or Other Identification of Inspected Property)
By:	Glen Kotulek TREC #5951 / Home Critique Property Inpsctions LLC 2/19/2009
	_____ (Name and License Number of Inspector) (Date)
	_____ (Name, License Number and Signature of Sponsering Inspector, if required)

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.

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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1

(10/2008)

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Report Identification 123 Austin Park

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in this property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Poured concrete

Foundation Performance: Foundation appears to be performing as designed

Comments:

(An opinion on performance is mandatory)

B. Grading & Drainage

Comments:


C. Roof Covering Materials


Type (s) of Roof Covering: 3-Tab asphalt

Viewed roof covering from: Binoculars

Roof Ventilation: Passive


Comments:

 The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system under the shingle tabs is not inspected as this could damage the shingles.

 The 'rain collar' on the right rear water heater vent pipe is not positioned properly and may allow water penetration. The collar needs to be moved downward and sealed near the pipe boot jack joint.



C. Picture 1

 Seal all exposed roofing fasteners in various locations (i.e. plumbing vents, flue pipe roof jacks, flashings, and ridges lines.)

I NI NP D Inspection Items



C. Picture 2 Example of roof fasteners

Roof edge shingles have been damaged on the front of the home in several locations, most notably on the left side of the main peak and on the "eyebrow" roof on the lower left corner. Repairs are needed to prevent water damage to wood components below.



C. Picture 3 Left front of home



C. Picture 4 Lower left roof corner



C. Picture 5 Left front corner damage

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D. Roof Structure & Attic

Method used to observe attic: Walked

Attic Insulation: Blown, Fiberglass

Approximate Average Depth of Insulation: 11 inches

Approximate Average Thickness of Vertical Insulation: Not visible and therefore unknown


Comments:

Attic access stair door needs to be properly insulated to improve energy efficiency as is now the standard.

I	NI	NP	D	Inspection Items
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D. Picture 1

 Attic access stairs are not installed according to manufacturer's instructions. It is recommended that additional appropriate fasteners be installed to ensure secure installation. (typically 16d or 1/4" lag bolts are recommended) The stairs need to be shimmed and fastened more securely to prevent catastrophic failure. Very few deck screws are installed and are in need of augmenting.



D. Picture 2 Shimming needed

 Several roof rafters have somewhat poor connections to the ridge beams that they are attached to. This was most notably seen at the left front roof peak and near the attic access opening of the home. Recommend further evaluation by reputable contractor to augment or support these connections more satisfactorily where there are gaps that have been spanned with nails.



D. Picture 3 Left front of home



D. Picture 4 Left front rafter gap



D. Picture 5 Left front of home

I NI NP D	Inspection Items
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D. Picture 6 Right rear of home



D. Picture 7 Right rear of home

E. Walls (Interior & Exterior)

Comments:

 Seal all areas on exterior of home to prevent water damage to unprotected wood, most notably: pipe penetration openings, seams in trim and siding, around window frames and any bare wood.



E. Picture 1 Front porch window frames



E. Picture 2 Rear upper story window

I NI NP D Inspection Items



E. Picture 3 Rear of home



E. Picture 4 Siding gaps on right side



E. Picture 5 Right rear corner trim



E. Picture 6 Lower rear bedroom window



E. Picture 7 Trim beside chimney



E. Picture 8 Weathered chimney trim



E. Picture 9 Back hose bib



E. Picture 10 Back door trim damage needs sealing


I NI NP D Inspection Items



E. Picture 11 Garage trim needs sealing



E. Picture 12 Weathered trim needs sealing

 Damaged and water softened around home needs to be repaired or sealed to prevent further deterioration.



E. Picture 13 Left rear corner of upper story



E. Picture 14 Bottom edge of garage door, left side



E. Picture 15 Rear window beside fireplace



E. Picture 16 Rear window beside chimney



E. Picture 17 Chimney trim below upper roofline



E. Picture 18 Lower edge of chimney

I NI NP D Inspection Items



E. Picture 19 Left rear corner trim

Downstairs hall bathtub has cracks in the tilework grout that need to be sealed to prevent water damage at the back corners.

The left side garage door trim on the right door is damaged where it has been impacted and pulled slightly away from the brickwork. The trim along the back has broken off and leaves a gap between the door and trimwork. Recommend repair or at least sealing to prevent water damage.



E. Picture 20 Damage to garage door trim



E. Picture 21 Gap between brickwork

F. Ceilings & Floors

Comments:

The ceiling in the garage has a water stain on a sheetrock joint from unknown previous moisture. There was no current moisture present as monitored by electronic moisture meter and any continuing leakage would damage the sheetrock. I believe that this staining is likely from an overflow event in the bathroom or laundry room above.



F. Picture 1 Slight water staining

G. Doors (Interior & Exterior)

Comments:


Back door has damaged weather-stripping due to pet activity, but the door does not

I	NI	NP	D	Inspection Items
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appear to be allowing air intrusion.



G. Picture 1 Damaged weatherstripping

 Garage doors have had previous damage to the top edge and have been repaired and strengthened to maintain satisfactory operation.




G. Picture 2

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H. Windows


Comments:

 Approx. 17 windows were found to have condensation between the double panes from humid air entry. The factory seals have failed and let in ambient air that has condensed onto the panes during cold weather. Repairs can be done to replace the panes if desired.

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I. Stairways (Interior & Exterior)


Comments:


 Stair handrail newel post is somewhat loose at the bottom and having it strengthened may be desirable.

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J. Fireplace / Chimney

Comments:

 I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

 Seal opening around log lighter pipe to prevent excessive heat escape into wall void. Recommend caulking with an available fire-proof material.

I	NI	NP	D	Inspection Items
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J. Picture 1

K. Porches, Balconies, Decks and Carports
Comments:

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II. ELECTRICAL SYSTEMS

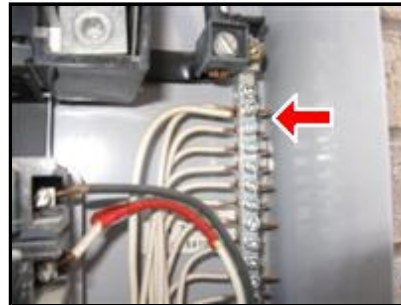
A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 150 AMP

Comments:

 Neutral wires (white) are not individually secured to the busbar at the sub panel as required to meet current standards. This is very commonly seen and is typically as simple as moving wires within panel by a licensed electrician.





A. Picture 1 Electrical panel

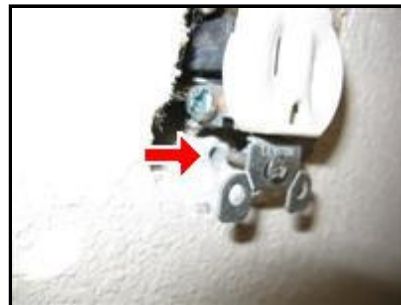
B. Branch Circuits - Connected Devices, and Fixtures

Branch wiring: 15 and 20 AMP circuits: Copper


Comments:

 Modern standards now require properly functioning arc fault circuit interrupter (AFCI) devices at interior room locations (family/living rooms, dining rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas) These breakers became a requirement in 2008 and help prevent fires from electrical arcing.

 Electrical outlet on the left rear wall of living room is loose in wall and the screw is stripped out. The bottom half of the outlet is also not "hot" and needs to be repaired by licensed electrician. (half wall near back door)



B. Picture 1 Screw stripped

 Light bulb enclosures are needed to prevent contact from combustibles, most notably: garage

Report Identification 123 Austin Park


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I	NI	NP	D			

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System (Heating): Natural Gas

Comments:

 Modern standards require rigid piping where gas supply enters HVAC housing to prevent rubbing and potential for causing a leak. (these units are not as likely to be a concern due to the close proximity of the gas connection inside)




A. Picture 1 Furnace gas pipe

B. Cooling Equipment

Type of System (Cooling): Electric forced air system


Central Air Manufacturer: CARRIER

Comments:

 The a/c drainpan for the upstairs has had considerable previous moisture inside, most likely from condensation that dripped off the exposed cold freon line on the back side. Recommend insulating the exposed section and cleaning rust from pan to ensure it is not rusted through.



B. Picture 1 Upstairs a/c unit

 Recommend insulating the a/c primary condensation drainlines as is now the standard.

I	NI	NP	D	Inspection Items
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B. Picture 2 A/C condensation line

Water stains on attic flooring appears to be from the a/c freon line condensation where there is a seam in the bottom that is allowing water to drip out and onto the flooring below. Recommend better sealing this insulation to prevent humid air from reaching it.



B. Picture 3 Black insulation needs repair

 The upstairs a/c unit is in need of servicing as it is not cooling properly. The air temperature differentials were approx. 28 degrees where only 15-21 degrees is normal. Recommend further evaluation by HVAC professional to determine what repairs are needed.


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C. Duct System, Chases, and Vents

Filter Location: Ceiling areas of home

Filter Size: (Two filters), 14x30, 20x30

Comments:

 The downstairs a/c housing has minor air leakage at the joint between the a/c and furnace housings that needs to be resealed.



C. Picture 1 Air leaks

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IV. PLUMBING SYSTEM

Note: Only visible plumbing components were inspected. Plumbing and all associated plumbing components underground, interior to wall, floors, and ceilings, not attached to the home or readily visible in the attic, or other wise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection.

The water shutoff valves are not operated on the sink and commode fixtures to prevent potential for leakage when operated with dry seals as develop over time.

Water meter was inspected for unwanted water usage, which could indicate underground leakage. The meter did not show any indications of flow while being observed.

Water pressure was checked and found to be approx. 70 PSI which is within acceptable ranges. (excessive pressure can be damaging to pipes)



Shutoff valve buried



70 PSI

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A. Water Supply System and Fixtures

Plumbing Water Supply (into home): Not visible
Plumbing Water Distribution (inside home): Copper
Location of main water supply valve: At water meter near street
Comments:

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B. Drains, Waste, and Vents

Comments:

Sewer cleanout cap on the left side of the home is damaged and needs repair to prevent debris from clogging up the sewer drainpipe below. The PVC pipe is broken off and will need repair. (left front corner of home)




B. Picture 1

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C. Water Heating Equipment

I	NI	NP	D	Inspection Items
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Energy Source (Water Heater): Natural Gas
Capacity (Water Heater): (2) 40 Gallon Units
Water Heater Manufacturer: RHEEM
Comments:

 One of the water heaters has minor corrosion at the water connections that needs to be cleaned to prevent deterioration and eventual leakage.



C. Picture 1 Minor corrosion

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D. Hydro-Massage Therapy Equipment

Comments:


Report Identification 123 Austin Park

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V. APPLIANCES


A. Dishwasher

Comments:

 A sanitary loop is needed on the dishwasher drainline to prevent sink backup from flowing into dishwasher.

B. Food Waste Disposer

Comments:

 The food disposer wiring is missing a romex connector (anti-strain device) where wiring enters bottom of unit. Repairs recommended.



B. Picture 1

C. Range Exhaust Vent

Comments:

D. Ranges, Cooktops and Ovens

Comments:


The oven was tested using the standard test and was within 5 degrees of 350 degrees setting which is considered satisfactory.



D. Picture 1

E. Microwave Oven

Comments:

I	NI	NP	D	Inspection Items
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Garage Door Operator(s) <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Doorbell and Chimes <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Dryer Vents <i>Comments:</i> Dryer vents should be inspected bi-annually to ensure that they do not contain trapped lint or moisture as this can be a fire hazard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K. Smoke Detectors <i>Comments:</i>  Smoke detectors in the back downstairs bedroom and in the hallway upstairs near the bathroom did not have audible sound when activated but were interconnected to all the other detectors. Replacement of these units is recommended.

Report Identification 123 Austin Park _____

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VI. OPTIONAL SYSTEMS

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|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. Lawn and Garden Sprinkler System
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Swimming Pools, Spas, Hot Tubs, and Equipment
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Outbuildings
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Outdoor Cooking Equipment
<i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Gas Supply System
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Private Water Wells (A coliform analysis is recommended)
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Private Sewage Disposal (Septic) System
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Whole-House Vacuum Systems
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Other Built-in Appliances
<i>Comments:</i> |

General Summary



Home Critique Property Inspections LLC

**P.O. Box 961
Hutto, TX 78634**

Customer
Travis Blake

Address
123 Austin Park
Autin TX 78645

The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.




The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The roof 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.


I. STRUCTURAL SYSTEMS

C. Roof Covering Materials

Inspected, Deficiency




-  The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system under the shingle tabs is not inspected as this could damage the shingles.
-  The 'rain collar' on the right rear water heater vent pipe is not positioned properly and may allow water penetration. The collar needs to be moved downward and sealed near the pipe boot jack joint.
-  Seal all exposed roofing fasteners in various locations (i.e. plumbing vents, flue pipe roof jacks, flashings, and ridges lines.)

I. STRUCTURAL SYSTEMS

-  Roof edge shingles have been damaged on the front of the home in several locations, most notably on the left side of the main peak and on the "eyebrow" roof on the lower left corner. Repairs are needed to prevent water damage to wood components below.





D. Roof Structure & Attic

Inspected, Deficiency

-  Attic access stair door needs to be properly insulated to improve energy efficiency as is now the standard.
-  Attic access stairs are not installed according to manufacturer's instructions. It is recommended that additional appropriate fasteners be installed to ensure secure installation. (typically 16d or 1/4" lag bolts are recommended) The stairs need to be shimmed and fastened more securely to prevent catastrophic failure. Very few deck screws are installed and are in need of augmenting.
-  Several roof rafters have somewhat poor connections to the ridge beams that they are attached to. This was most notably seen at the left front roof peak and near the attic access opening of the home. Recommend further evaluation by reputable contractor to augment or support these connections more satisfactorily where there are gaps that have been spanned with nails.


E. Walls (Interior & Exterior)

Inspected, Deficiency

-  Seal all areas on exterior of home to prevent water damage to unprotected wood, most notably: pipe penetration openings, seams in trim and siding, around window frames and any bare wood.
-  Damaged and water softened around home needs to be repaired or sealed to prevent further deterioration.
-  Downstairs hall bathtub has cracks in the tilework grout that need to be sealed to prevent water damage at the back corners.
-  The left side garage door trim on the right door is damaged where it has been impacted and pulled slightly away from the brickwork. The trim along the back has broken off and leaves a gap between the door and trimwork. Recommend repair or at least sealing to prevent water damage.



F. Ceilings & Floors

Inspected, Deficiency

-  The ceiling in the garage has a water stain on a sheetrock joint from unknown previous moisture. There was no current moisture present as monitored by electronic moisture meter and any continuing leakage would damage the sheetrock. I believe that this staining is likely from an overflow event in the bathroom or laundry room above.


G. Doors (Interior & Exterior)

Inspected, Deficiency

-  Back door has damaged weather-stripping due to pet activity, but the door does not appear to be allowing air intrusion.
-  Garage doors have had previous damage to the top edge and have been repaired and strengthened to maintain satisfactory operation.


H. Windows

Inspected, Deficiency

-  Approx. 17 windows were found to have condensation between the double panes from humid air entry. The factory seals have failed and let in ambient air that has condensed onto the panes during cold weather. Repairs can be done to replace the panes if desired.

I. Stairways (Interior & Exterior)

Inspected, Deficiency


-  Stair handrail newel post is somewhat loose at the bottom and having it strengthened may be desirable.

J. Fireplace / Chimney

Inspected, Deficiency

-  I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.


I. STRUCTURAL SYSTEMS

-  Seal opening around log lighter pipe to prevent excessive heat escape into wall void. Recommend caulking with an available fire-proof material.

II. ELECTRICAL SYSTEMS




A. Service Entrance and Panels

Inspected, Deficiency

-  Neutral wires (white) are not individually secured to the busbar at the sub panel as required to meet current standards. This is very commonly seen and is typically as simple as moving wires within panel by a licensed electrician.

B. Branch Circuits - Connected Devices, and Fixtures


Inspected, Deficiency

-  Modern standards now require properly functioning arc fault circuit interrupter (AFCI) devices at interior room locations (family/living rooms, dining rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas) These breakers became a requirement in 2008 and help prevent fires from electrical arcing.
-  Electrical outlet on the left rear wall of living room is loose in wall and the screw is stripped out. The bottom half of the outlet is also not "hot" and needs to be repaired by licensed electrician. (half wall near back door)
-  Light bulb enclosures are needed to prevent contact from combustibles, most notably: garage

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS




A. Heating Equipment

Inspected, Deficiency

-  Modern standards require rigid piping where gas supply enters HVAC housing to prevent rubbing and potential for causing a leak. (these units are not as likely to be a concern due to the close proximity of the gas connection inside)


B. Cooling Equipment

Inspected, Deficiency

-  The a/c drainpan for the upstairs has had considerable previous moisture inside, most likely from condensation that dripped off the exposed cold freon line on the back side. Recommend insulating the exposed section and cleaning rust from pan to ensure it is not rusted through.
-  Recommend insulating the a/c primary condensation drainlines as is now the standard.
-  The upstairs a/c unit is in need of servicing as it is not cooling properly. The air temperature differentials were approx. 28 degrees where only 15-21 degrees is normal. Recommend further evaluation by HVAC professional to determine what repairs are needed.

C. Duct System, Chases, and Vents


Inspected, Deficiency

-  The downstairs a/c housing has minor air leakage at the joint between the a/c and furnace housings that needs to be resealed.

IV. PLUMBING SYSTEM

B. Drains, Waste, and Vents

Inspected, Deficiency

-  Sewer cleanout cap on the left side of the home is damaged and needs repair to prevent debris from clogging up the sewer drainpipe below. The PVC pipe is broken off and will need repair. (left front corner

IV. PLUMBING SYSTEM

of home)

C. Water Heating Equipment

Inspected, Deficiency



One of the water heaters has minor corrosion at the water connections that needs to be cleaned to prevent deterioration and eventual leakage.

V. APPLIANCES

A. Dishwasher

Inspected, Deficiency



A sanitary loop is needed on the dishwasher drainline to prevent sink backup from flowing into dishwasher.

B. Food Waste Disposer

Inspected, Deficiency



The food disposer wiring is missing a romex connector (anti-strain device) where wiring enters bottom of unit. Repairs recommended.

K. Smoke Detectors

Inspected, Deficiency



Smoke detectors in the back downstairs bedroom and in the hallway upstairs near the bathroom did not have audible sound when activated but were interconnected to all the other detectors. Replacement of these units is recommended.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



Home Critique Property Inspections LLC

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Report Attachments

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