



THE SALLADE'S INSPECTION SERVICES

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<http://www.thesallades.com/>



YOU'RE HOME INSPECTION

4087 Farm to Market Rd 730 N
Decatur, TX 76234



Inspector

William Sallade

Professional Inspector TREC # 10276

4696670923

inspections@thesallades.com



PROPERTY INSPECTION REPORT FORM

Beauty Salon

Name of Client

06/30/2022 9:00 am

Date of Inspection

4087 Farm to Market Rd 730 N, Decatur, TX 76234

Address of Inspected Property

William Sallade

Name of Inspector

Professional Inspector TREC # 10276

TREC License #

Apprentice Steven J Sallade TREC #

25767

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Type of Building: Metal clad building

Occupancy: Occupied

In Attendance: Owner, Clients, Employees

Weather Conditions: Clear

Temp (approx): 80-90

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

Inspector Opinion:

- All of the information contained herein is the **opinion** of the inspector, at the time of the inspection. Conditions may change.

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

Crawl space viewed from: No crawl space

Comments::

- Any foundation deficiencies listed below in this section should be further evaluated by a Licensed Engineer of your choosing. Any deficiencies with regard to exposed cables or drainage problems should be further evaluated and corrected as necessary by a qualified contractor.

Performance Opinion:

****Visual OK:**

Foundation Is Performing Adequately

- In **my opinion**, the foundation appears to be providing **adequate support for the structure** at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Client Notice:

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

- Foundation inspections are limited to observation of accessible interior and exterior structural components. No engineering studies or measurements are made. Factors preventing accurate assessment of structural conditions include but are not limited to paint, repairs, surfaces hidden by floor or wall coverings, furnishings, foliage, and masonry.

☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

- Any grade or drainage deficiencies listed below in this section should be further evaluated and corrected as necessary by a qualified contractor.

**Drainage:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Proper grading and drainage are required to maintain proper foundation performance and prevent water penetration, which is a conducive condition for wood rot, wood destroying insect intrusion and possible mold growth.

Drainage OK:

- This property appears to have adequate drainage. No corrective action is recommended at the time of this inspection.



Method:

- General lot drainage and slope is inspected by visual means only and represents the opinion of the inspector based on his personal experience with similar homes. (no measuring devices are used-such means and devices are beyond the scope of our inspection). The inspection does not predict or guarantee future performance. If actual measurements and a professional drainage evaluation are desired, a qualified survey contractor should be consulted.

☒ ☐ ☐ ☐

C. Roof Covering Materials

Types of Roof Covering: Metal

Viewed From: Drone

Water Penetrations: None found

Prior Repairs: Not Present

Comments:

- Any roof covering deficiencies listed below in this section should be further evaluated the homeowners insurance company and or a qualified roofing contractor; and any necessary repairs should be corrected as necessary by a qualified roofing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

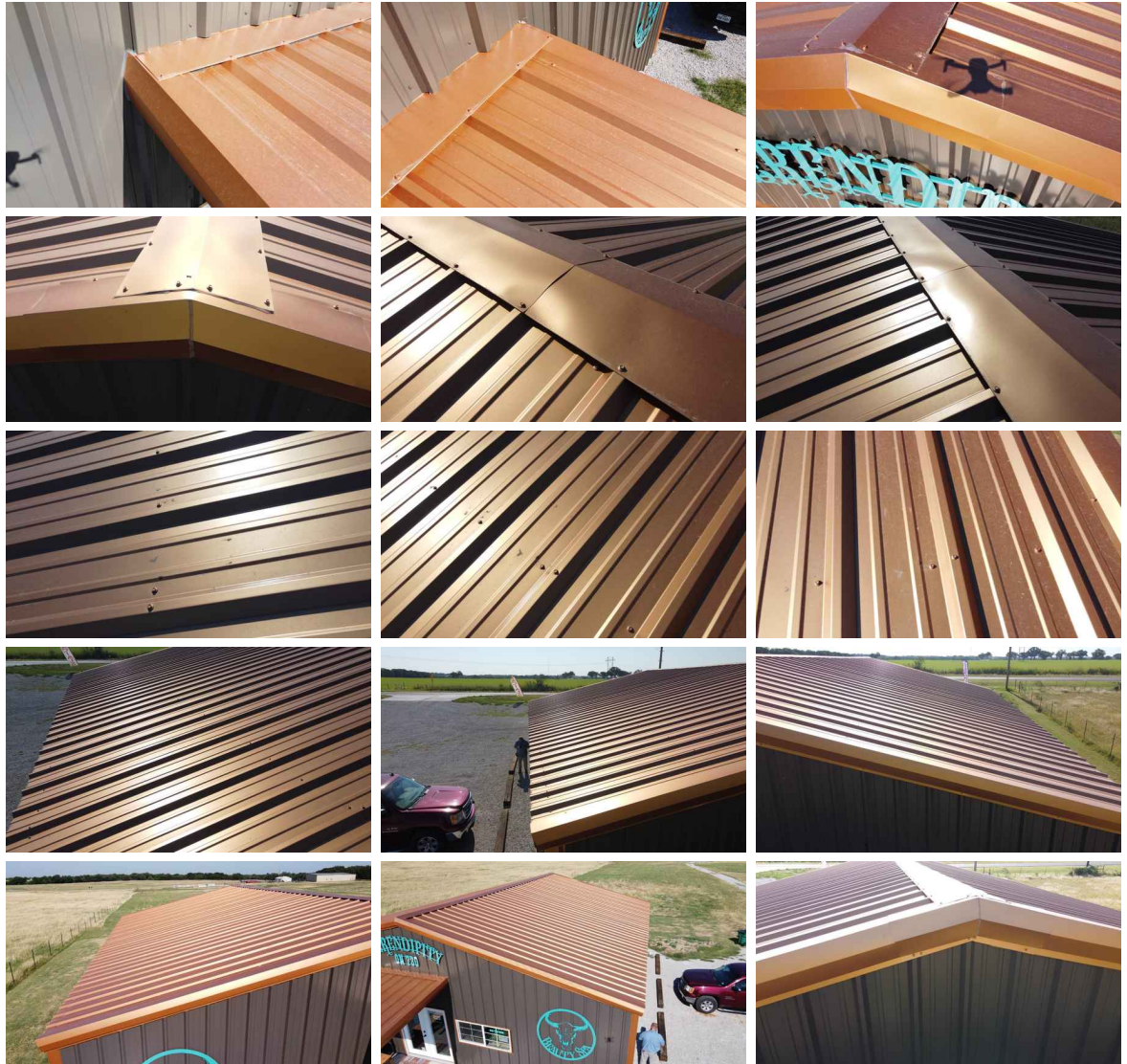
I	NI	NP	D
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Roof satisfactory condition:

- The roof was inspected and appeared to be in satisfactory condition at the time of this inspection.

Pics for reference:

- Pictures of the roof covering for reference.



Limitation:

Roof inspections are limited to visual observations of the accessible surfaces. The roof is inspected from the roof level, only if in the opinion of the inspector it can be done safely and without damaging the roof. Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, improper installation etc) may not be apparent during the visual inspection. As such the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. **If deficiencies are noted and/or you have concerns about life expectancy, insurability or potential for future problems, we Highly recommend consulting with a Qualified roofing Contractor prior to the expiration of any warranty or option period.**

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I	NI	NP	D
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☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Viewed From: Open rafters visible from the floor level

Average Attic Insulation Thickness: 0-3

Water Penetrations: None Found

Comments:

- Any roof structure, Attic ladder, ventilation, insulation, gutters or soffit & fascia deficiencies listed below in this section should be further evaluated corrected as necessary by a qualified contractor.

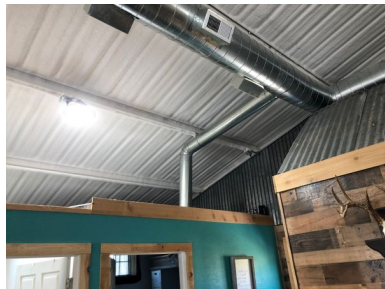
Framing Type: Metal I-beams and c-purlins

Vertical Insulation Thickness: Not visible finished building

Insulation Types: Foam, Unable to determine

Roof structure good.:

- The roof structural components appeared to be in satisfactory condition at the time of this inspection. No corrective actions are recommended at this time.



Roof Structure Limitations:

- Inspection of the roof structure and attic is performed by a visual observation of areas and components which can be reasonably and safely accessed. Areas where insulation is covering joists and no visible pathway could be identified will not be traversed

1: Insulation level too low

⊖ Minor or Cosmetic Deficiencies

The underside of the roof and rafter insulation was checked with an infrared camera at the time of inspection. The temperature readings indicate that the thickeners level installed may not be adequate. Also the temperature the thermostat was set to was never met by the HVAC system. An insulation contractor should be consulted to see what options are available to correct this condition.

Recommendation: Contact a qualified insulation contractor.

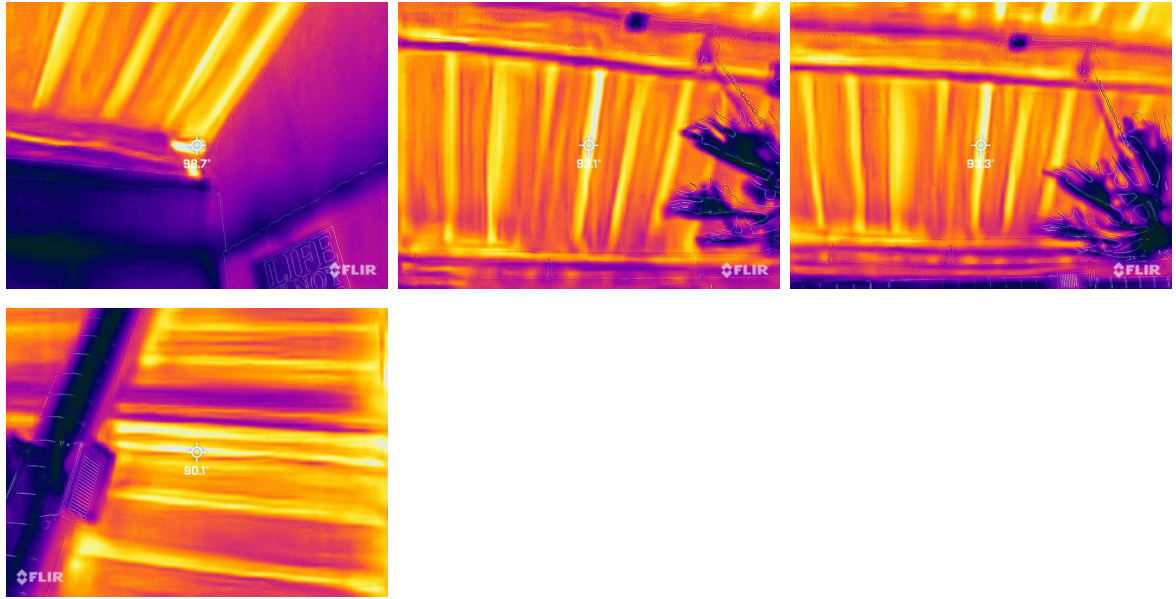
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E. Walls (Interior and Exterior)

Comments:

Material: Metal siding

Method:

- The inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas within finished walls and concealed flashing details (e.g. doors, windows, brick ledges, etc.) are not accessible and beyond the scope of the inspection. Home furnishings, artwork, stored goods, heavy foliage, etc. can obscure damage, water stains, previous repairs, etc., and preclude assessment of these conditions.

As a matter of general home maintenance, it is recommended that all deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking doors/windows, replacing worn weather-strip seals, and sealing wall penetrations or openings (around light fixtures, a/c lines etc.)

General Limitations:

- The inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving.

1: Seal ALL Penetrations

⚠️ Minor or Cosmetic Deficiencies

- All penetrations through the exterior wall should be sealed with a good exterior sealant.

Recommendation: Contact a qualified painting contractor.

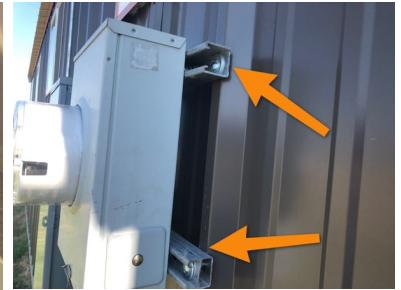
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I	NI	NP	D
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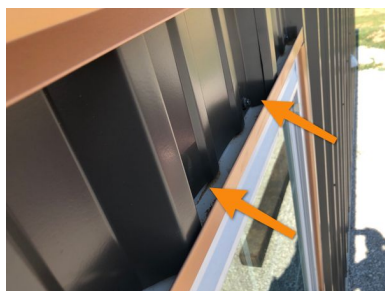
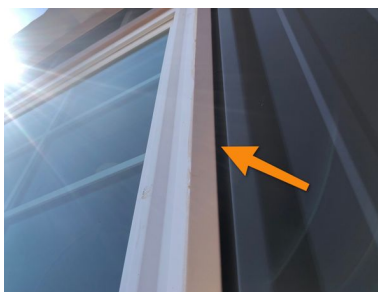
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I	NI	NP	D
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2: Water leaks around windows and doors

Minor or Cosmetic Deficiencies

The windows exterior doors and other penetrations were tested by the garden hose. (Not a pressure washer) Moisture readings were taken before and after the water test of the windows. Elevated moisture readings were observed after the water test of the windows. Water was observed on the floor near the front door, the right side waiting room wall, the back door and the corner of the left rear room. The moisture readings before the water test were within normal ranges. The window flashings and sealants should be redone as necessary to prevent leaks into the building. After repairs are made it is recommended that the windows and doors be water tested again to make sure the repairs have been done adequately.

Recommendation: Contact a qualified professional.



Moisture readings before water test



Moisture reading before water test



Moisture reading before water test

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Moisture reading before water test



Water test



Water test



Water test



Water test



Water test



Water test



Water test



Water test



Water test tv cable



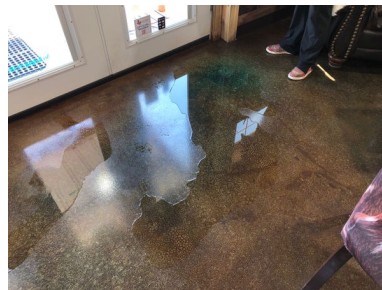
Water on the floor



Water on the floor



Water on the floor



Water on the floor



Infrared image of water on the floor

I=Inspected

NI=Not Inspected

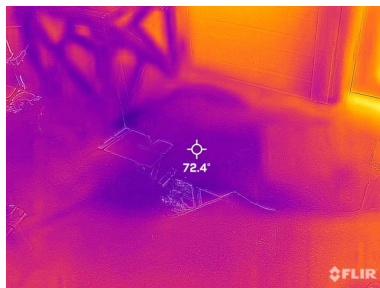
NP=Not Present

D=Deficient

I NI NP D



Infrared image of water on the floor



Infrared image of water on the floor



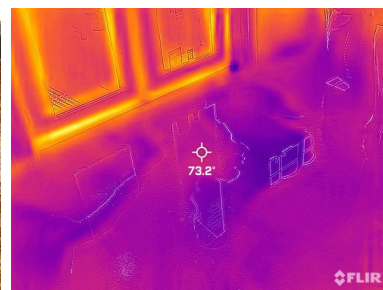
Moisture reading after water test



Moisture reading after water test



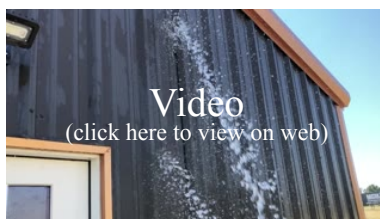
Moisture reading after water test



Infrared image of water on floor



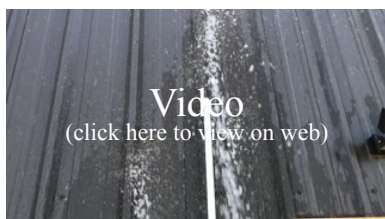
Moisture reading after water test



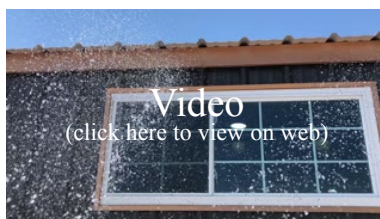
Video
(click here to view on web)



Video
(click here to view on web)



Video
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Video
(click here to view on web)

3: Replace any water damaged materials

⚠ Essential Items (Licensed Professionals & Safety)

Any building materials inside the walls or on the walls that have been damaged by the water leaks should be replaced for reasons of air quality and safety.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ F. Ceilings and Floors

Comments:

Floor Types: Concrete

Ceilings & Floors OK:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- The ceilings and floors were inspected and appeared to be in satisfactory condition at the time of inspection.



Ceiling and Floor Limitations:

Inspection of ceilings and floors focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas concealed within finished spaces are not accessible and are beyond the scope of an inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, previous repairs, etc., and prevent assessment in these areas.

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

Comments:

Method of Inspection:

The interior and exterior doors are inspected for proper function including latches and locking mechanisms. Garage doors are inspected for proper operation.

1: Deadbolt needs adjusted

🟡 Minor or Cosmetic Deficiencies

Rear entry & front entry

The deadbolt needs to be adjusted so that it engages fully and operates smoothly.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **H. Windows**

Comments:

Method:

Windows, where accessible, are inspected for proper function including latches and locking mechanisms. Broken panes, broken thermal seals, missing or damaged screens and caulking deficiencies are noted. Safety issues safety glass in required locations and egress issues in sleeping areas are noted.

1: Vertical windows installed horizontally

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

🟡 Minor or Cosmetic Deficiencies

The vertical type windows were installed horizontally and do not close easily.

Recommendation: Contact a qualified professional.

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

Comments:

Method:

The inspection of the stairways is a visual observation of the required component's and focuses on handrails, spindles, railings, and guards etc. The inspector does not exhaustively measure every stairway component.

Not presnt:

This home does not have a staircase to inspect.

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

Comments:

General:

Examination of concealed or inaccessible portions of the chimney is beyond the scope of our inspection. We do not perform draft or smoke tests. If further review is desired, we recommend consulting with a qualified chimney sweep.

Not present:

Not present

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

Comments:

Method:

- Porches, decks, driveways and carport's are visually inspected for structural defects and safety related deficiencies (e.g. cracks, trip hazards, negative slope towards the structure, differential movement, etc.).

Patio OK:

- The patio(s) appeared to be in satisfactory condition at the time of this inspection.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

Overview:

A typical electrical system consists of two distinct components (1) The electric service entrance (e.g. underground or overhead). Underground the conductors are underground and are not visible for observation. Overhead service comes in from the utility pole to a service mast and down to the electrical meter. (2) Service Panel. The service panel determines the capacity of the electric power to the home. The circuits within the service panel distribute the power throughout the home.

Pictures Electrical Meters:

Pictures of the electrical meters for reference.



General:

Inspection of the electrical service system is limited to visible and accessible components of the entrance cables, meter box, service panel and the visible portions of the wiring. The majority of the electrical system is concealed behind walls and ceilings and conditions relating to these inaccessible areas can not be determined. Whenever possible, the dead front cover for the service panel will be removed to investigate the condition of the wiring and circuits. While some deficiencies in an electrical system may be apparent, not all conditions that can lead to an interruption of electrical service, or that may be hazardous, can be identified through a visual inspection. No assessment as to the adequacy of the service capacity relative to current or future consumption is performed. Inspector is seldom able to locate/identify proper grounding and/or bonding. If buyer desires more information, further evaluation by a licensed electrician is advised.

☒ ☐ ☐ ☒ B. Service Entrance and Panels

Comments:

Electric Panel Rating: 200, Aluminum service conductors

Electric Panel location: Exterior

3 Pics for Reference:

- Picture of the panel with the cover on for reference.
- Picture of the electrical service panel with the cover removed for reference.
- I checked the electrical service panel with an IR (InfraRed) camera looking for any overheating components in the panel.

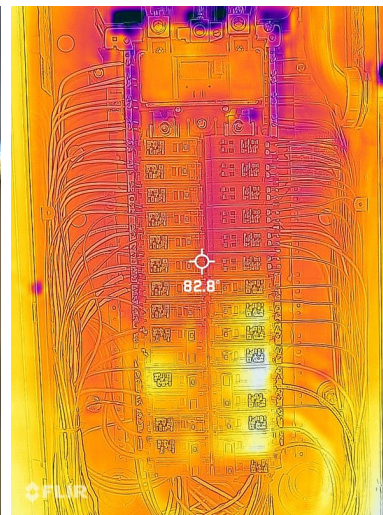
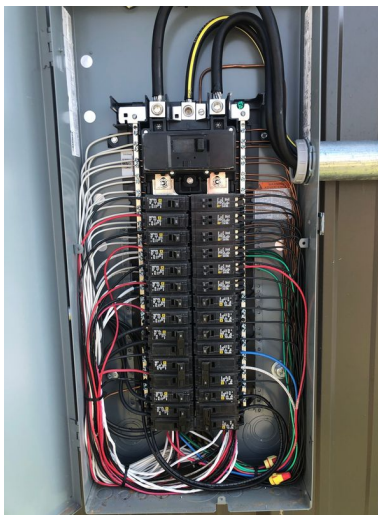
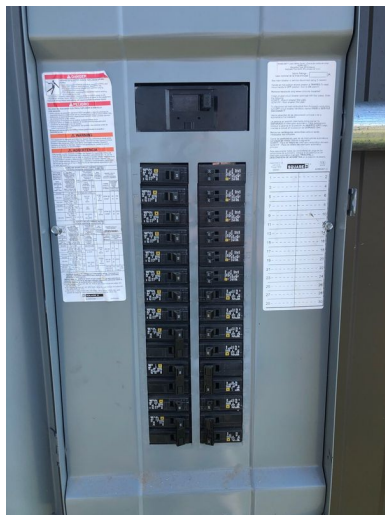
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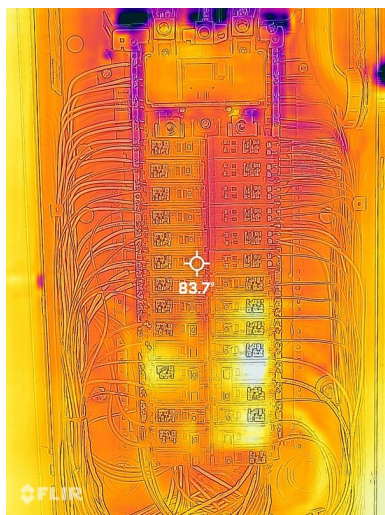
D=Deficient

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IR check OK:

No overheating was found in the panel at the time of this inspection.



General:

Not all electrical components are visible to the inspector. The inspector will report deficiencies that are visible at the time of the inspection. If deficiencies are noted, or if there are any questions or concerns you are advised to have a licensed electrician fully evaluate the homes electrical system prior to the expiration of any warranty or option period.

1: Not Labeled Properly

⚠ Essential Items (Licensed Professionals & Safety)

The breakers (over current devices) in the panel box are not all properly labeled. It is recommended that this condition be corrected.

Recommendation: Contact a qualified electrical contractor.

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NI=Not Inspected

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D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **C. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

Tested OK:

The accessible outlets, switches and fixtures were tested and appeared to be working properly at the time of this inspection.

General:

Electrical devices in a home typically use either 120 or 240 volt electricity. General purpose circuits (lighting, receptacles, fans, etc.) require 120 volts. The major appliances such as clothes dryers, kitchen ranges, electric water heaters, air conditioners, and electric heating units require 240 volts. Inspection of the electrical distribution system is limited to the visible and accessible components of the distribution wiring, receptacles, switches and other connected devices. The majority of the electrical distribution system is concealed behind walls and ceilings and their conditions are not known. The lack of GFCI protection in presently required locations regardless of the homes age are noted, as required by the Texas Real Estate Commission. Low voltage and ancillary electrical systems such as landscape lighting, generators, etc. are not inspected. Inspection of the doorbells and chimes is limited to testing the operation of the chimes and the physical condition, function, and installation of the doorbell button. Inspection and testing of Intercom systems are not included in this inspection.

In furnished homes all switches and receptacles may not be accessible for inspection or testing. Receptacles located in garage ceilings and exterior soffits are not individually tested.

Low voltage X inspected:

Inspection of low-voltage or decorative lighting lies beyond the scope of the General Home Inspection. You may wish to have the functionality of any such lighting demonstrated by the seller.

Smoke Detectors:

Smoke Detectors

Today's standards require smoke detectors in each bedroom and outside each separate sleeping area on every level of the structure. Smoke detectors should be located on the ceilings at least 18" away from the wall. (Smoke tends to mushroom upward, turning outward toward the center of the ceiling. To Fire Fighters this is known as the mushroom effect, which leaves a dead airspace 18" from a ceiling to a wall corner). Test all alarms weekly or monthly per manufacturers recommendations. Failure to test, repair defective or install

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I	NI	NP	D
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absent alarms, detectors and other safety equipment immediately can result in serious injury or death. Initiate and practice plans of escape and protection for all occupants in case any emergency arises.
Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing smoke detectors with actual smoke.

Carbon Monoxide Alarms:

Carbon Monoxide Alarms

Smoke is heated and rises, thus smoke detectors are placed on the ceiling. Carbon Monoxide, on the other hand, mixes with our air, and stays closer to the ground. For this reason it is advised that CO detectors should be mounted at Knee Height (nose level for the average person sleeping). The Center for Disease Control (CDC) recommends replacing CO alarms every 5 years. Carbon Monoxide Alarms are tested with the manufacturer test button only.

Unable to determine switch operation:

I was unable to determine the operation end of one or more of the switches.

1: Safety equipment missing

⚠ Essential Items (Licensed Professionals & Safety)

The building was absent smoke detectors, carbon monoxide detectors, emergency exit signs and fire extinguishers.

Recommendation: Contact a qualified electrical contractor.

☐ ☒ ☐ ☐

D. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS*HVAC Inspection:*

- Any HVAC (Heating Ventilation Air Conditioning) deficiencies listed below in this section should be further evaluated corrected as necessary by a Licensed HVAC technician.

Inspection Method:

This inspection is a visual observation of components present at the time of the inspection. We do not dismantle components. Current day heat exchangers are sealed units and are not visible for inspection. Heat Pumps are not operated when outdoor temperatures are above 60 degrees due to damage that may occur to the heat pump system

☒ ☐ ☐ ☐ **B. Heating Equipment***Type of System & Energy Source:* Heat Pump*Comments:*

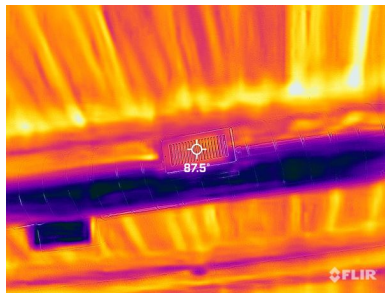
- Any Heating deficiencies listed below in this section should be further evaluated corrected as necessary by a Licensed HVAC technician.

(Electric) PICS of Heater and IR image of Grill: Central HVAC system -

- Picture of the furnace/heater for reference.
- Image taken with the IR camera of the HVAC grill during operation of the heating system.

Performing OK:

- The furnace or furnaces were tested and appeared to be performing properly at the time of inspection.

☒ ☐ ☐ ☐ **C. Cooling Equipment***Type of System:* Central Cooling System*Comments:*

- Any AC (Air Conditioning) deficiencies listed below in this section should be further evaluated corrected as necessary by a Licensed HVAC technician.
- The cooling equipment is inspected for correct installation of the indoor and outdoor units and clearances as required. A Delta-T (temperature differential of supply and return air) is measured and noted.
- Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total

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

difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Note: When D (D = Deficient) is checked, that indicates that the HVAC system does not appear to be performing as intended. The observations made to support the rendering of this opinion are listed in this report. This list should not be considered an all inclusive list of deficiencies. You are advised to have a fully qualified and licensed HVAC service provider perform a full evaluation of this HVAC system equipment and repair any and all deficiencies that are found prior to the expiration of any warranty or option period .

Inside & Outside units : Manufacturers Year, Refrigerant Type, System Size, Temperature Differentials, Recommended Breaker Size, Central Cooling, Armstrong, 2021, 5 TON, R410, 50 AMP -

- Picture of the cooling equipment in the attic/HVAC closet for your reference.
- Picture of the outside condensing unit and manufacturers label for reference.



AMP draw in cooling mode

Temps measured:

- Image taken of the supply and return air with the IR camera of the HVAC grills during operation of the cooling system.

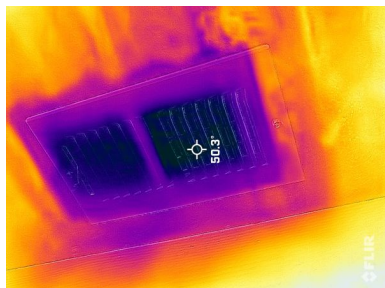
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I	NI	NP	D
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Supply



Return

Performing OK:

- The cooling system appeared to be cooling properly at the time of inspection.

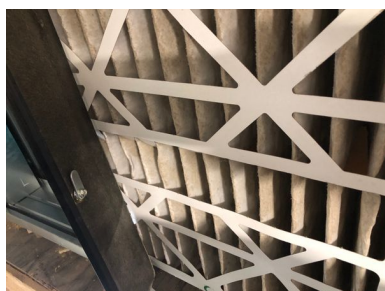
☒ ☐ ☐ ☒ **D. Duct Systems, Chases, and Vents**

Comments:

- Any ductwork deficiencies listed below in this section should be further evaluated corrected as necessary by a Licensed HVAC technician.

Picture of the Filter(s):

- Picture(s) of the HVAC filter(s) for reference. FYI: 1 inch filters should be changed Every month and 4 inch filters should be changed every three months as part of regular home maintenance.



Pics of ductwork:

Pictures of ductwork for reference.

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I	NI	NP	D
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General:

- Some of the duct work is in areas of the attic that are not readily accessible. Not all of the duct work is visible. Some duct work, by design, is hidden in the walls and ceilings. Only visible ductwork is inspected.

1: Air leaks

⚠ Essential Items (Licensed Professionals & Safety)

- Air leaks were detected at and around the ductwork connections and or the duct connections to the plenum(s).

Recommendation: Contact a qualified HVAC professional.



☐ ☒ ☐ ☐ **E. Other**
Comments:

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I NI NP D

IV. PLUMBING SYSTEMS

Location of Water Meter: Unable to locate -

- I observed the water meter for some time looking for signs of a leak.

Location of Customer Shutoff Valve : In the side yard -

- The home inspector does not attempt to operate the customer shutoff valve. Operating a water valve that has not been used in a long time can cause the valve to leak.

Static Water Pressure: 40-50 -

FYI: Water pressure can fluctuate from day to day and change with seasons! Normal operating range for water pressure is from 40 PSI to 80 PSI.

Comments:

- Any Plumbing deficiencies listed below in this section should be further evaluated corrected as necessary by a Licensed Plumber.
- The sink drains were tested in every wet area with a sink Any leaks or improper installations will be listed below. The tubs were partially filled and the drains were tested in all areas with tubs any slow draining tubs will be listed below in the drains section of the report.

PICS Water Pressure, (meter or well equipment) & Customer Shutoff:

- Picture of the pressure gauge at the time of inspection.
- Picture of the water meter at the time of inspection. (Or well equipment)
- Picture of the customer shutoff valve (If visible).



General:

- Laundry connection faucets and drains are visually inspected only. The laundry faucets are not operated due to the damage that may occur during testing.
- The refrigerator water supply line and valve are not inspected. If the inspector finds the water supply valve shutoff to any appliance, no attempt is made to turn the supply on.
- The hot & cold water valves are NOT tested underneath sinks or commodes in the home. Testing shutoff valves can often times cause them to leak.

☒ ☐ ☐ ☒ **B. Plumbing Supply, Distribution Systems, and Fixtures**

Comments:

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I NI NP D

*Type of Supply Piping Material: Pex***1: Commode excessively loose****▲ Essential Items (Licensed Professionals & Safety)**

- The commode appears to be excessively loose at the floor mount. This inspector could not confirm if the toilet was loose in the toilet mount flange, or if the toilet mount flange was loose at the floor. Either way, it is recommended replace the wax seal under the toilet connection and properly tighten the toilet to the floor.

Recommendation: Contact a qualified plumbing contractor.

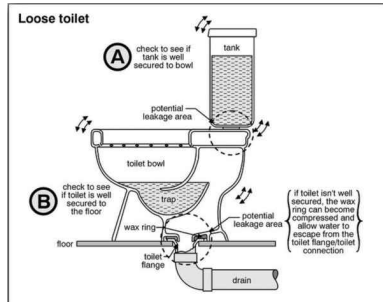


Illustration about commodes / toilets.

**2: Sink cabinet loose****● Minor or Cosmetic Deficiencies**

The sink cabinet was loose from its wall Mount and should be resecured.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒

C. Drains, Wastes, and Vents*Type of Drain Piping Material: PVC**Comments:*

- Plumbing deficiencies listed below in this section should be further evaluated corrected as necessary by a Licensed Plumber.

Drains OK:

- The drains were tested and found to be performing ok at the time of inspection.

Tub and washer:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Tub overflow drains are not inspected or tested. Showers were run for an extended period of time. The clothes washer drain line was not inspected or tested at the time of the inspection.

1: No vent stacks

▲Essential Items (Licensed Professionals & Safety)

There was observed to be no visible drain waste vent penetrations. There is a bathroom at the back of the building so there should be at least one drain waste vent stack through the roof. Without a vent to the exterior it is possible for sewer gasses to build up inside the living spaces of the building. This condition should be corrected by a licensed plumber and a qualified roofer.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ D. Water Heating Equipment

Water Heater: Energy Type:, Capacity:, Brand:, Manufacture Date:, Location, Max Energy rating:, Electric, 50 gallons, AO Smith, Manufacture year 2022, Located in Laundry area., 4500 Watts



Comments:

general:

Water Heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This can be accomplished by attaching a garden hose to the drain valve at the bottom of the heater, directing the discharge water to a safe location and turning the valve on. Caution should be observed as the water coming out will be very hot. The flush is complete when the water comes out clear.

The T & P Valve (Temperature & Pressure Release Valve) should be tested annually for reasons of safety. Follow the manufacturers instructions for testing procedures.

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We highly recommend the use of a water alarm at the water heater. This alarm will sound at the presence of any water leaks and could help prevent major water intrusion events due to failure of the water heater. These units are available online or at major home improvement centers for about \$10 each.



1: No pan

⚠️ Essential Items (Licensed Professionals & Safety)

There is no pan installed under the water heater. It is recommended that a licensed plumber install and plumb an emergency drain pan. The pan should be plumbed to drain to the exterior.

Recommendation: Contact a qualified plumbing contractor.



2: TPR not plumbed

⚠️ Essential Items (Licensed Professionals & Safety)

The TPR was not plumbed at the time of inspection and should be corrected by a licensed plumber. The TPR should be plumbed to drain to the exterior.

Recommendation: Contact a qualified plumbing contractor.

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3: Pig tail power cord (not a disconnect)

⚠ Essential Items (Licensed Professionals & Safety)

Water heaters are required to be permanently wired with a disconnect within six feet. A pig tail type power cord is no longer acceptable.

Recommendation: Contact a qualified electrical contractor.



☐ ☐ ☒ ☐ **E. Hydro-Massage Therapy Equipment**

Comments:

☐ ☐ ☒ ☐ **G. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: Not present

Type of Gas Distribution Piping Material: N/A

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A. Dishwashers

Comments:

Brand: N/A

Normal:

The dishwasher is operated in the NORMAL mode.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

The disposal was tested and appeared to be working properly at the time of this inspection.

Not present:

Not present.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: None

performance:

Vents are operated with the switch. Actual performance level is not evaluated.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

Range, Cook Top, Oven: N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

Brand: NA

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: No exhaust fan in bathroom

▲Essential Items (Licensed Professionals & Safety)

No exhaust fan in the bathroom. Bathrooms are required to have either an exhaust fan ducted to the exterior or and openable window.

Recommendation: Contact a qualified professional.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Comments:

*The balance and operation of the garage door were tested and appeared to perform properly at the time of this inspection.

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I	NI	NP	D
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*The garage door openers photo eye sensors were tested and appeared to be working properly at the time of this inspection.

* The auto reverse safety feature was tested with hand pressure and found to be working properly at the time of this inspection.

Close pressure:

The close pressure sensor was not tested due to the high probability of damage occurring during this test process.

Not Present:

There was no garage door opener installed at the time of inspection.

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

- Any deficiencies listed below in this section should be further evaluated corrected as necessary by a contractor qualified to install, service & clean dryer vents.

Visible portion OK:

- The visible portion of the dryer duct was in satisfactory condition on the day of inspection. A significant portion of the duct was not visible for inspection.



1: Screened Termination

⚠ Essential Items (Licensed Professionals & Safety)

- The dryer duct termination was observed to be screened. Screening the termination is not permitted under current installation standards. Screens can trap lint and create a fire hazard.

Recommendation: Contact a qualified professional.

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NP=Not Present

D=Deficient

I	NI	NP	D
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