



TREC-7-6

5940 Fairbrook Dr
San Antonio, TX 78242

Inspector
Frank Vance
TREC #22911
6232035659
hcp.frankv@gmail.com



PROPERTY INSPECTION REPORT FORM

Padua Partners, JD

Name of Client

09/17/2022 12:00 pm

Date of Inspection

5940 Fairbrook Dr, San Antonio, TX 78242

Address of Inspected Property

Frank Vance

Name of Inspector

TREC #22911

TREC License #

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

In Attendance: Buyers Representative Present, Tenant, Frank Vance TREC#22911

Temperature: Over 65 (F) = 18.3 (C)

Weather Conditions: Partly Cloudy

Type of Building : Residential Duplex Condominium, Single Story

Year Constructed (per internet resources): 1981

Garage/Carport : None

Furniture/Visual Obstruction: Furniture/obstructions present in some areas

Ground/Soil Surface Condition: Dry

Rain in last 3 days : No

Radon Test : No

Water Test : No

Comment Key

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected - Indicates the component or system was inspected and is functionally consistent with its original purpose but may show signs of normal wear and tear and/or deterioration.

Deficiency Noted - Indicates the component or system was inspected and shows signs of notable deficiency. Deficiencies may include items in need of repair, replacement or further professional evaluation now or in the near future.

Not Visible - Indicates the component was not visible or readily accessible for inspection.

Not Present - Indicates the component was not observed or is not installed.

Scope Of Work

The Home Inspection is a limited non invasive, visual inspection only of the property at the time of inspection. Only visible, safely and readily accessible areas of the specified systems and components will be inspected. The inspector will not disassemble material or components or move furniture or items of personal belongings to gain access, either physical or visible to areas or components otherwise blocked.

A home inspection is not a home warranty, guarantee, or insurance of any kind. Please review the inspection agreement for further details.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

Overview Photos :



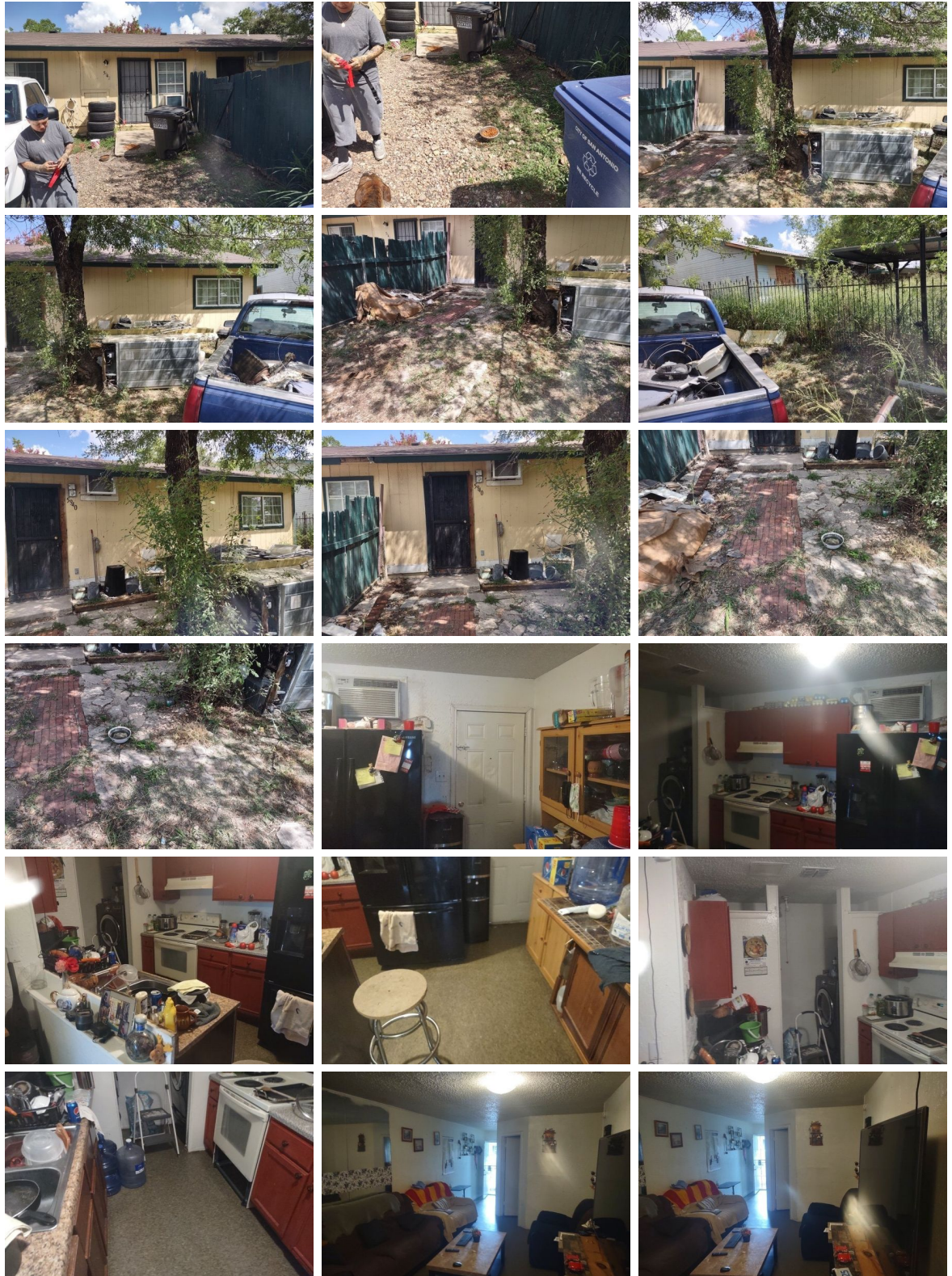
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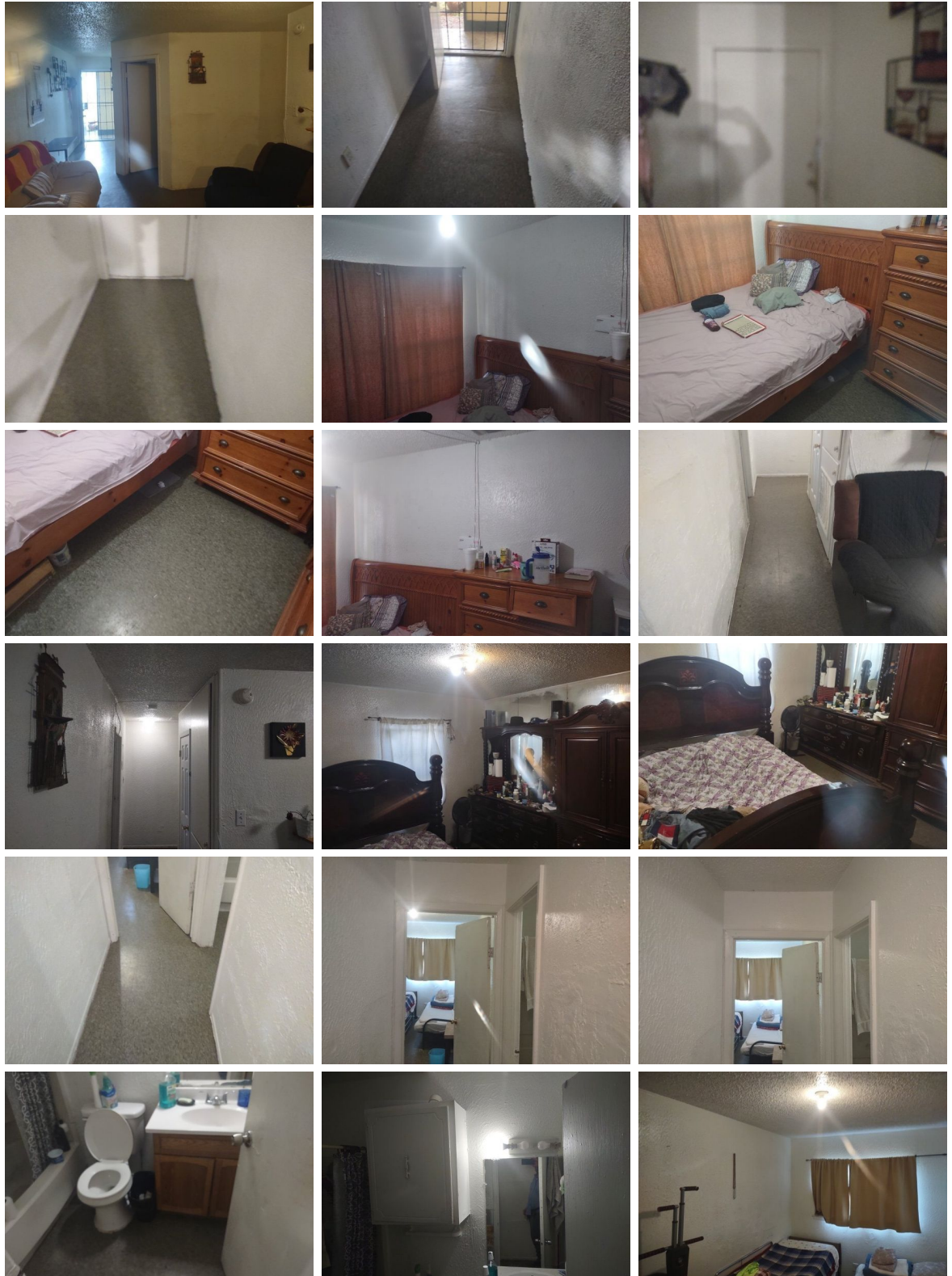
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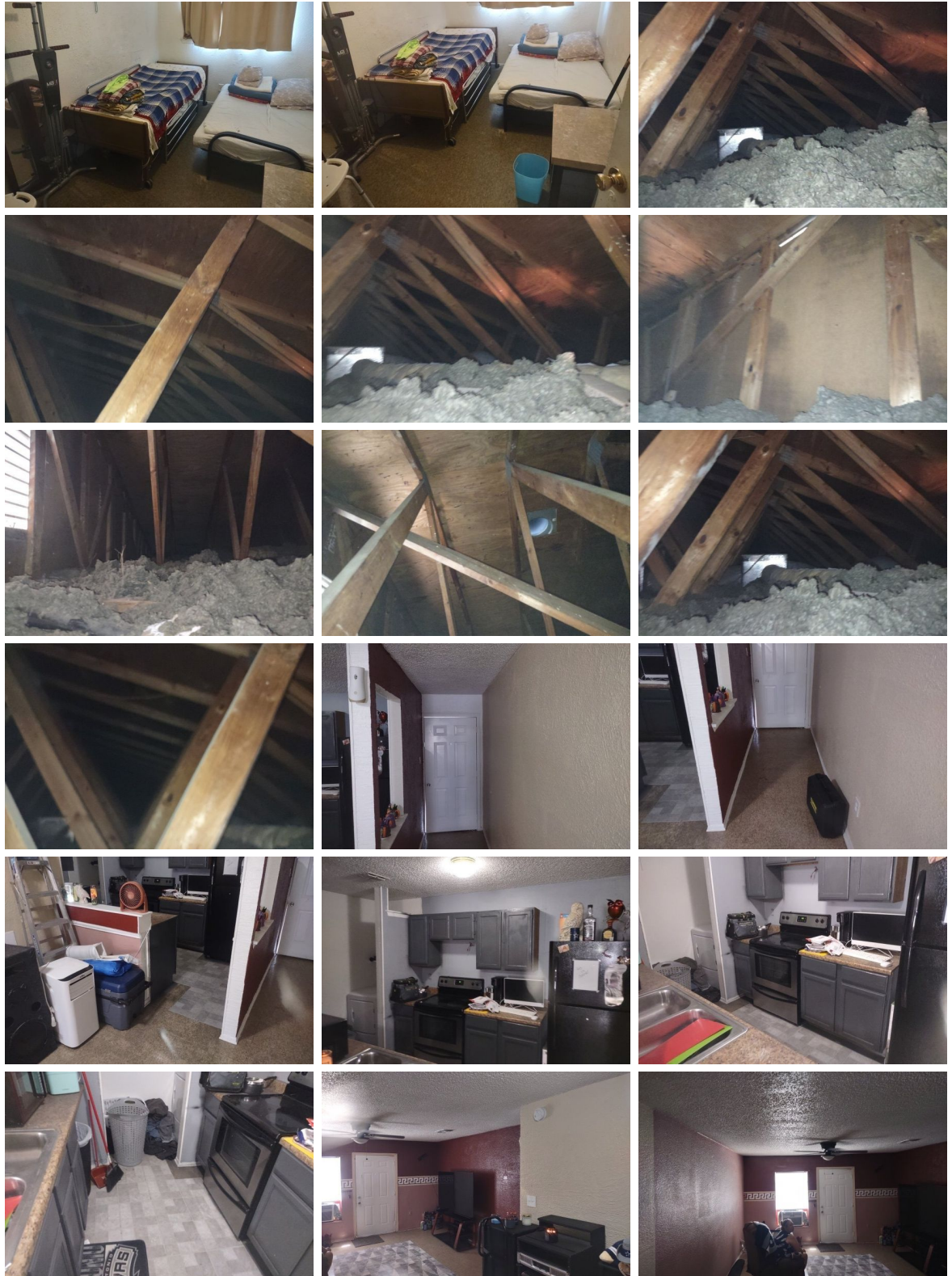
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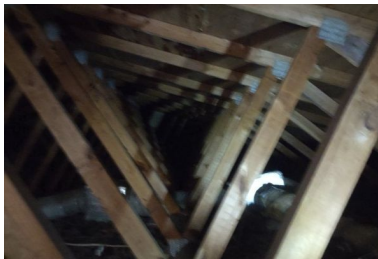
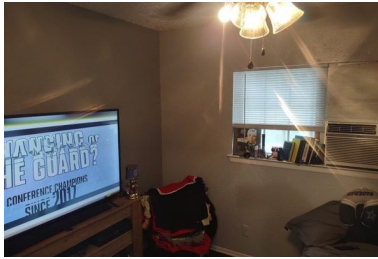
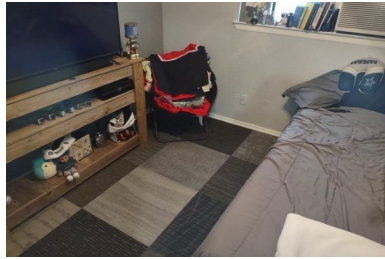
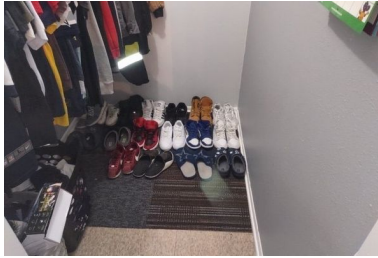
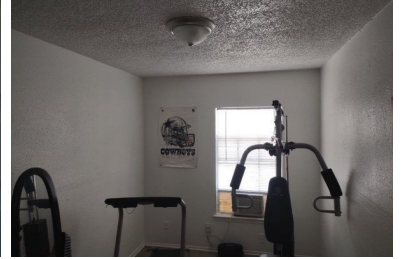
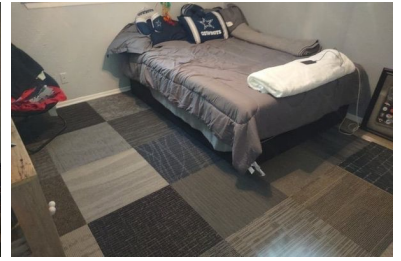
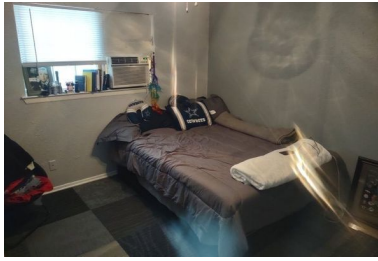
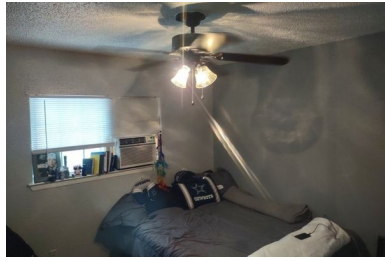
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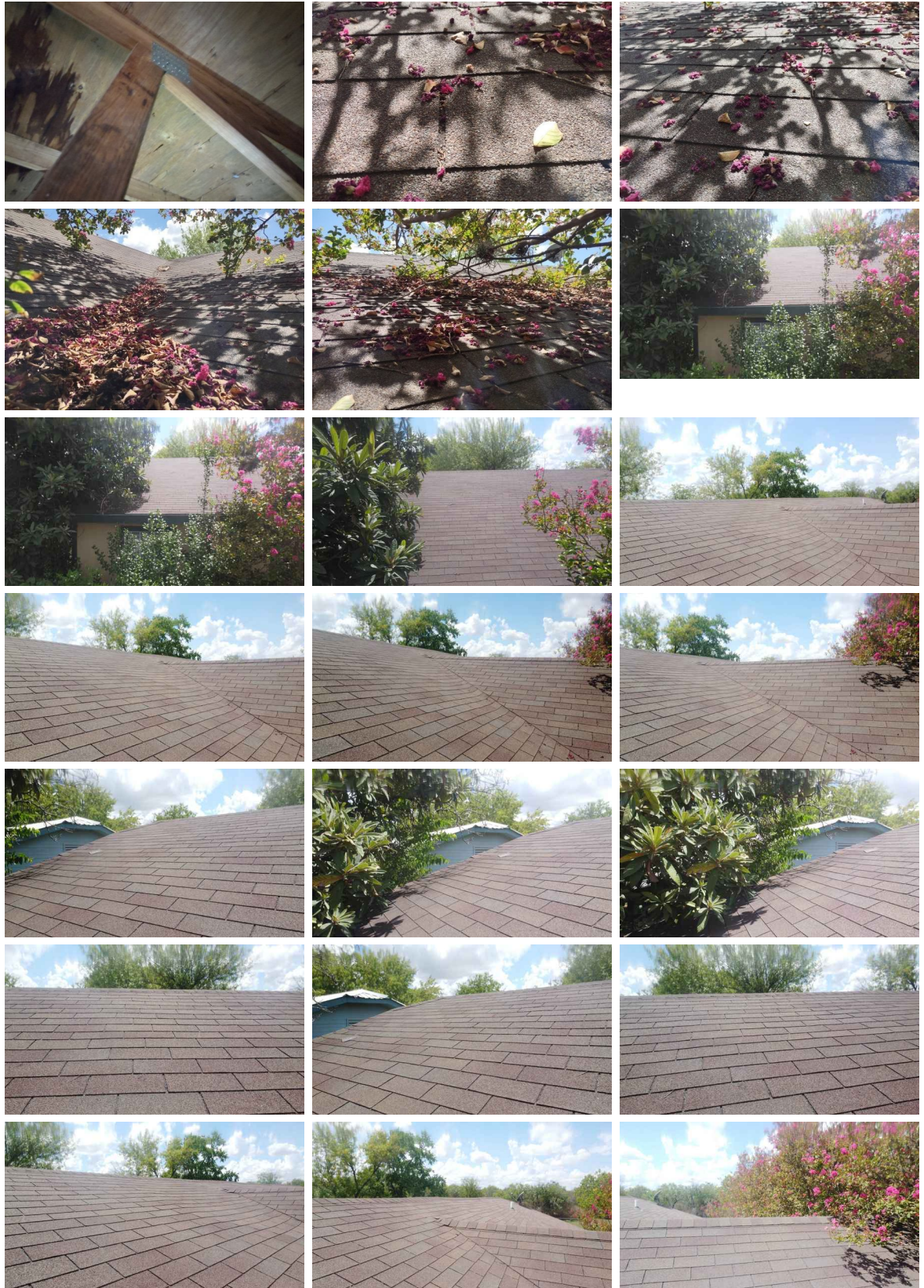
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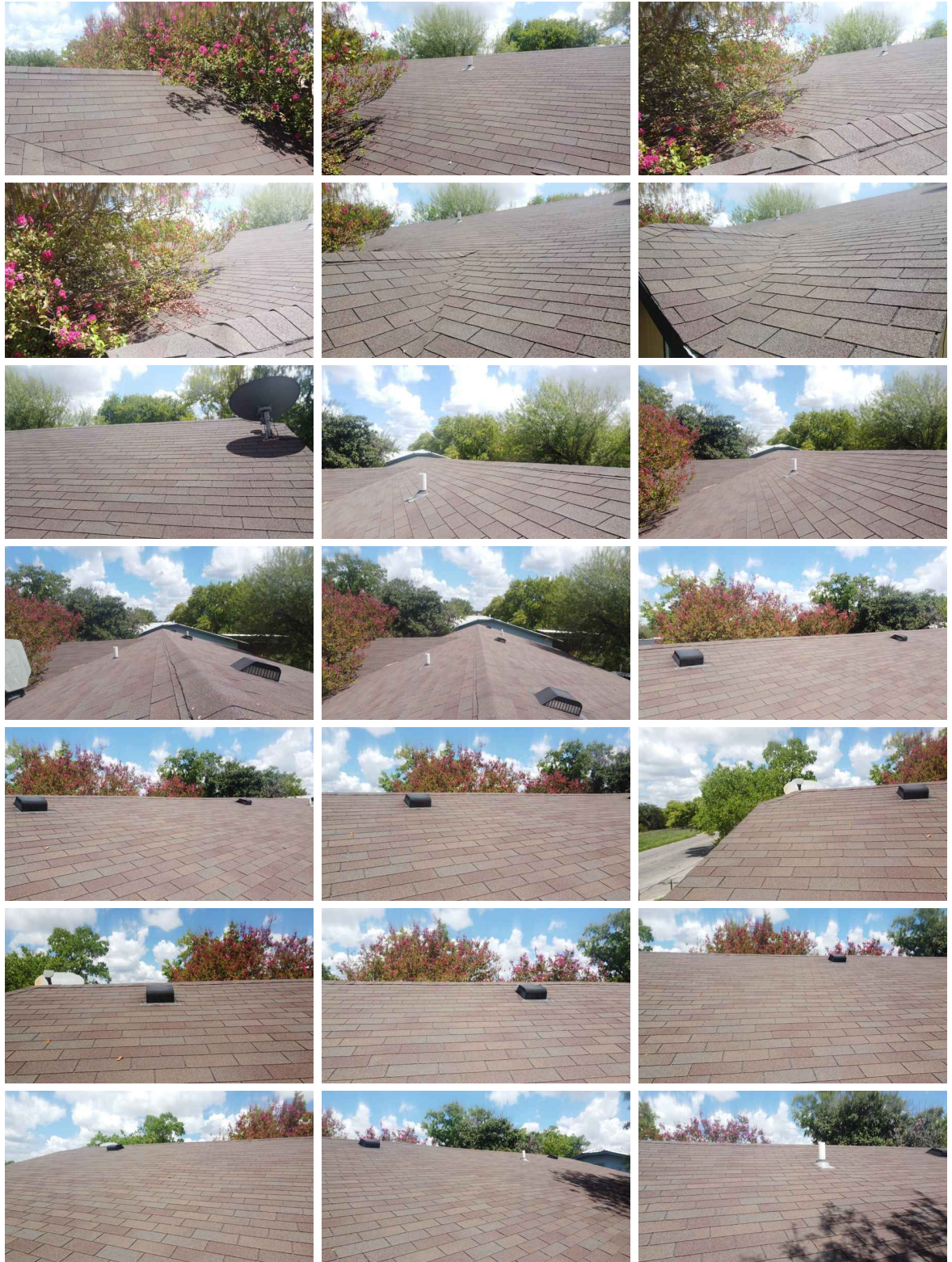
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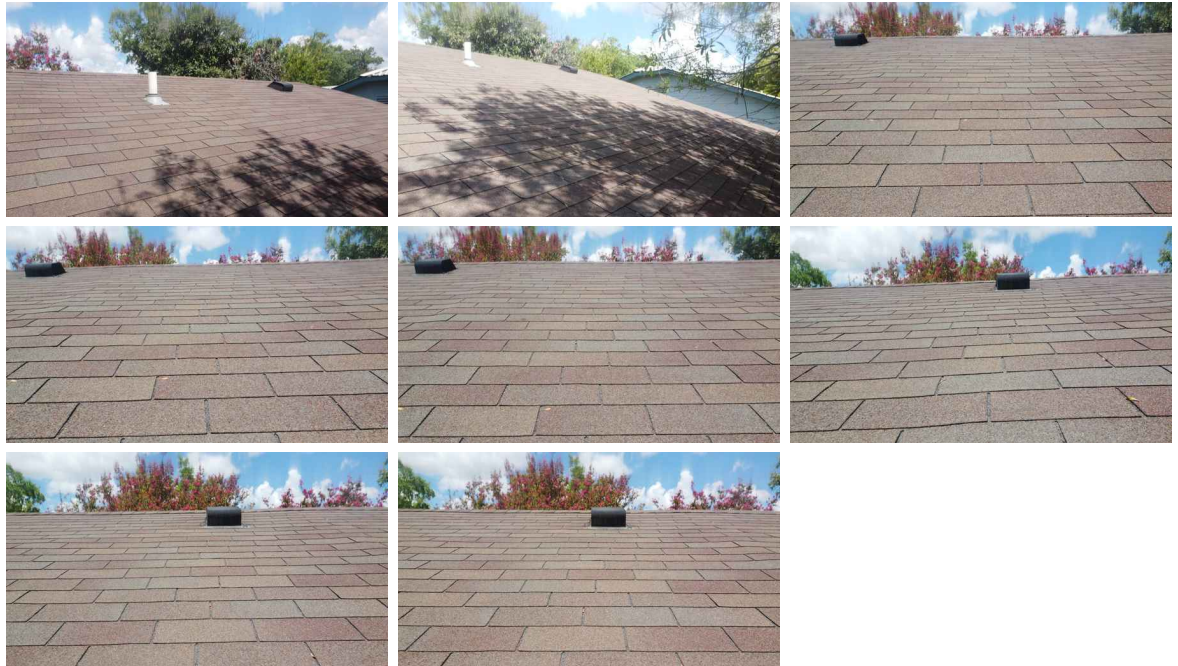
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Driveway: Concrete

Popcorn Ceiling Applied (pre 1978): NA

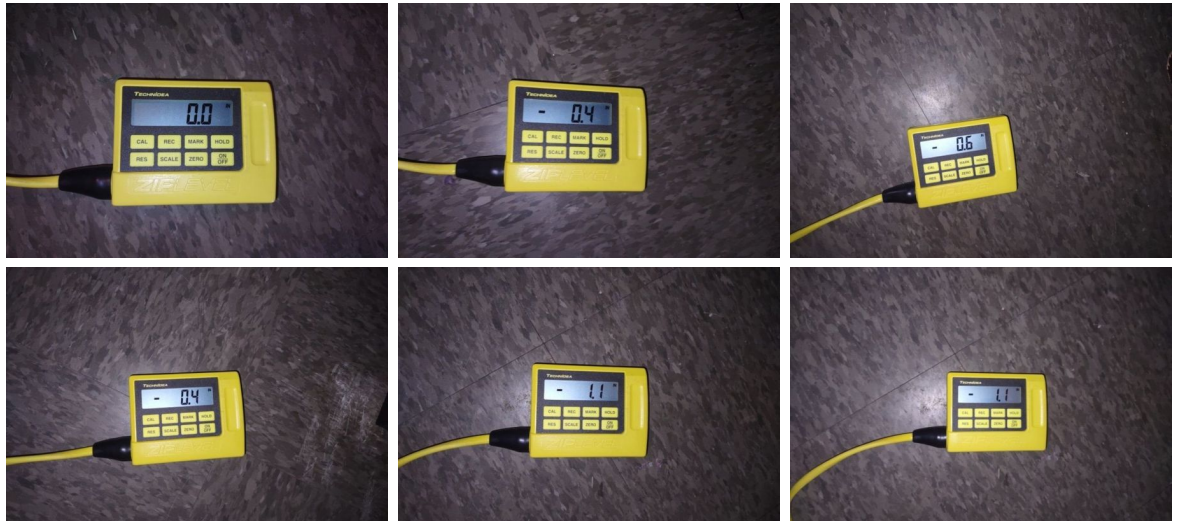
Possible Lead-based paint (pre 1978): NA

☒ ☐ ☐ ☐

A. Foundations

Types of Foundations: Slab on grade

Foundation Performance: SLIGHT MOVEMENT-MONITOR



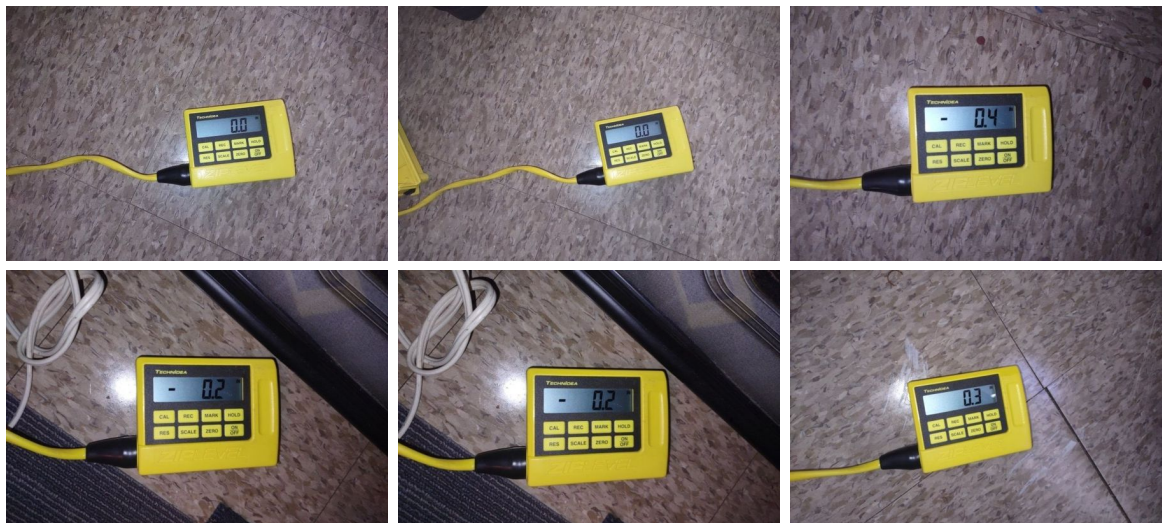
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Indication of Slight Movement: The inspection of the foundation showed signs of having movement typical to this region at the time of inspection. Foundation and other indications observed showed signs of slight movement and should be monitored for future movement/expansion. This does not guarantee the future life or failure of the foundation but is a visual observation of the condition and circumstances at the time of inspection. Should further settling occur a structural evaluation should be performed.

Foundation Observations: Extensive wall floor or ceiling cracks present

Columns or Piers: Not Visible

Method used to observe Crawlspace: No crawlspace

☒ ☐ ☐ ☒ **B. Grading and Drainage**

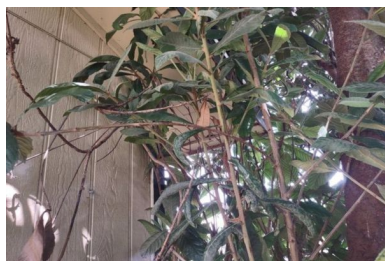
Gutters: Not Installed

1: Vegetation Contacting Home

[Service/Repair or Replace](#)

Perimeter

Vegetation is contacting the exterior of the home. This can lead to increased pest activity, moisture intrusion as well as paint/siding damage. Recommend trimming vegetation away from the home or removal as needed by a qualified landscaping professional.



2: Trees Within 10'

[Service/Repair or Replace](#)

Front of duplex

Tree(s) noted within 10 feet of the foundation/structure. It is recommended that trees be planted/grow no closer than approximately 10' away from a home. Recommend assessment of the tree and root system as needed by a qualified arborist to help determine the potential impact the tree may have on the structure.

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I NI NP D

3: Tree(s) Touching Roof[Service/Repair or Replace](#)

Front of duplex

Tree(s) are contacting and/or overhanging the roof. This can lead to roof covering damage as well as excessive debris build-up resulting in a lack of drainage. Recommend having the trees trimmed in these locations by a qualified arborist.

☒ ☐ ☐ ☒ **C. Roofs (coverings, flashings, penetrations, eaves)***Types of Roof Covering:* Architectural*Viewed From:* Viewed from a ladder, Drone*Main roof original to home:* No*Tile Roof Underlayment Age/Condition:* N/A*Asphalt Shingle Granule Loss:* Minor/typical granule loss observed on main roof*Asphalt Shingle Layers:* One*Recent Repairs/Service:* None observed*Stains/Growth on Roof Covering:* None observed*Solar Installed:* None*Sky Light(s):* None**1: Tree(s) Touching Roof**[Service/Repair or Replace](#)

Tree(s) are contacting and/or overhanging the roof. This can lead to roof covering damage as well as excessive debris build-up resulting in a lack of drainage. Recommend having the trees trimmed in these locations by a qualified arborist.

**2: Minor vegetation debris resting on roof**[Service/Repair or Replace](#)

Vegetation debris observed on the roof may gather and eventually lead to a lack of drainage. Recommend having all debris cleared/removed.

**3: Damaged/Missing Asphalt Shingles**

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I NI NP D

[Service/Repair or Replace](#)

Various asphalt shingles have lifted and tabs are damaged and/or missing. Recommend having damaged shingles replaced where necessary by a qualified roofer.



4: Deteriorated fascia board

[Service/Repair or Replace](#)

Deteriorated fascia board observed and various places around the perimeter of the house. Recommend replacing fascia board as needed

Recommendation: Contact a qualified professional.



5: Deteriorating paint

[Service/Repair or Replace](#)

Perimeter

Deteriorating paint observed at fascia board. Recommend scraping and application of paint as needed by a qualified professional

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐

D. Roof Structures and Attics

Viewed From: Viewed from entry

Approximate Average Depth of Insulation: 4-8"

Roof-Type: Gable

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Attic info: Scuttle hole

Roof Structure Type: Engineered wood trusses, 2 X 4 Rafters, Plywood

Moisture Stains in Attic: Moisture stained roof framing observed in the attic. No significant moisture damage observed. Any conditions observed on the roof that could allow moisture intrusion will be outlined in this report.



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

Wall Structure: Wood

Siding Style: T-111

Siding Material: Composite board

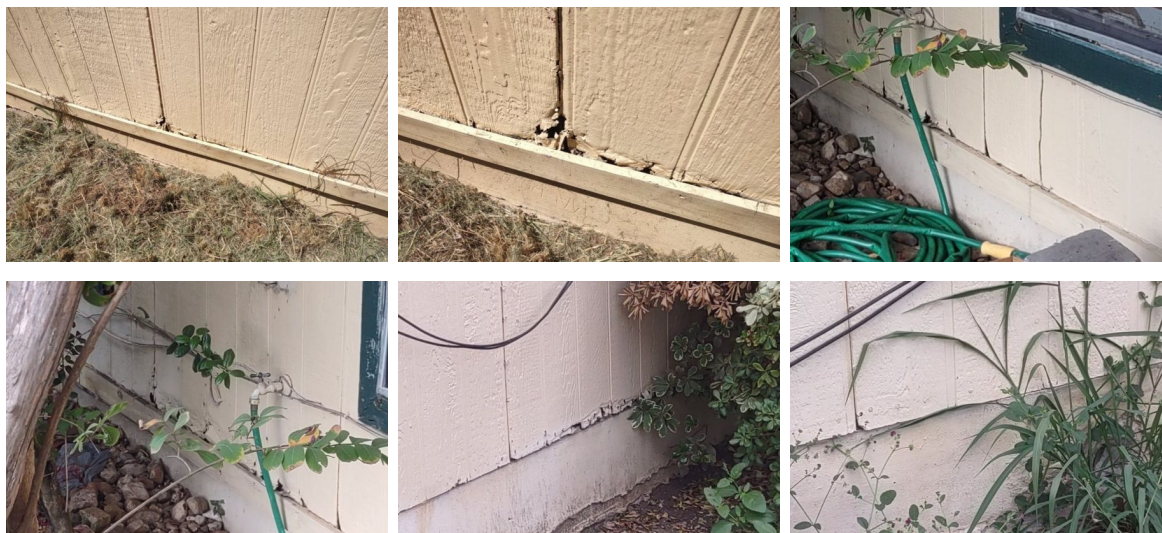
1: Water damaged and deteriorating material

Service/Repair or Replace

Perimeter

Water damaged and deteriorating composite board siding material. Recommend evaluation by a qualified professional to repair and replace siding as necessary

Recommendation: Contact a qualified professional.



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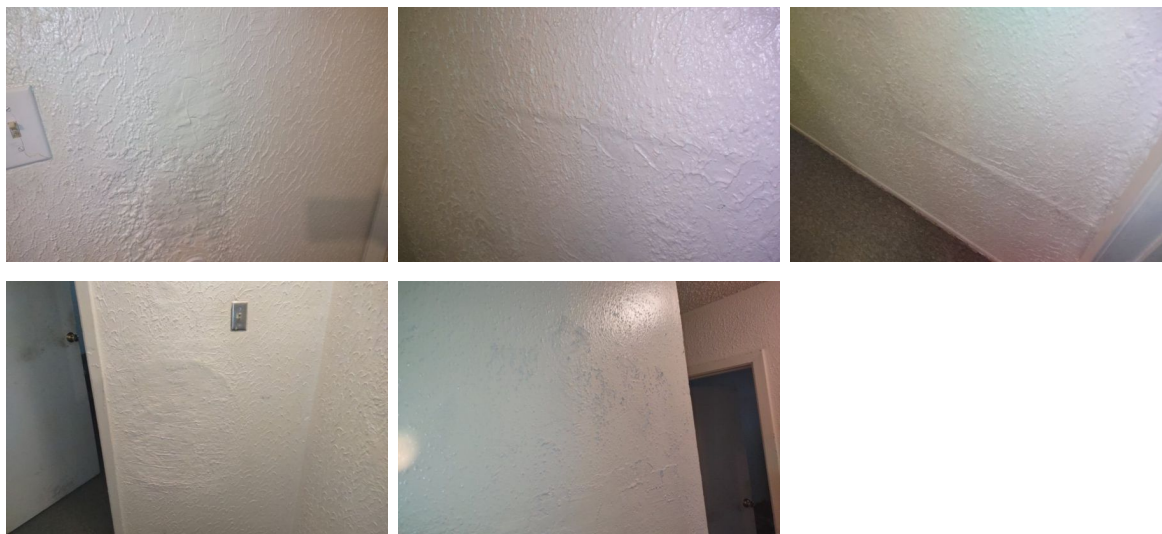
2: Drywall patchwork

[Service/Repair or Replace](#)

Through out 5902

Very visible drywall patchwork throughout unit 5902. Recommend repairs as needed

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ F. Ceilings and Floors

Sellers Obstructions:

Inspection/assessment was limited due to sellers belongings. Recommend fully observing the area prior to closing if needed.

Cosmetic conditions:

Scuffs, marks and/or other cosmetic imperfections observed.

Popcorn ceiling texture:

Popcorn ceiling texture is applied.

1: Long/wide Drywall cracks (evaluation recommended)

[Further Evaluation Needed](#)

Living room and kitchen Unit 5940

Long and/or wide drywall cracks observed. This degree of cracking may indicate excessive or abnormal movement/shifting. Recommend further evaluation by a qualified structural contractor.

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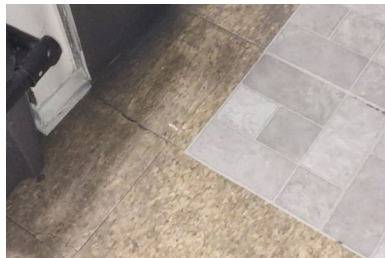
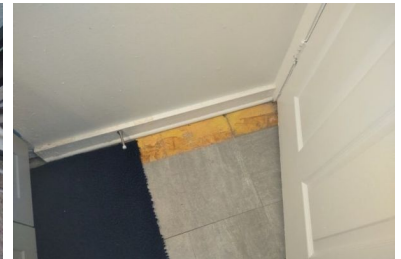
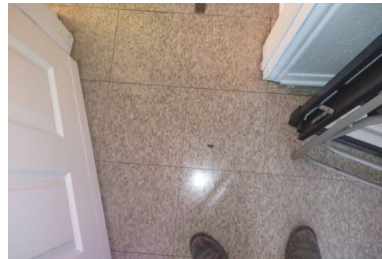
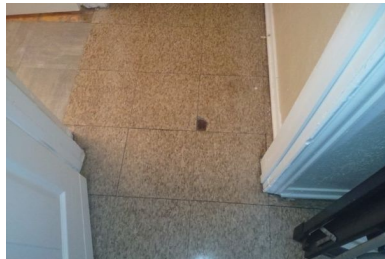


2: Damaged vinyl/linoleum

[Service/Repair or Replace](#)

Hallway and bedroom unit 5942

Damaged and/or missing vinyl/linoleum flooring observed. Recommend service/replacement as needed by a qualified flooring professional.



3: Peeling popcorn style texture

[Service/Repair or Replace](#)

unit 5942

Peeling and missing popcorn style texture throughout unit 5942. Recommend application of texture as needed by a qualified professional.

Recommendation: Contact a qualified professional.

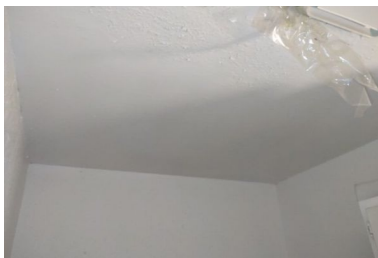
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☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Exterior Entry Doors: Steel

Cosmetic Conditions:

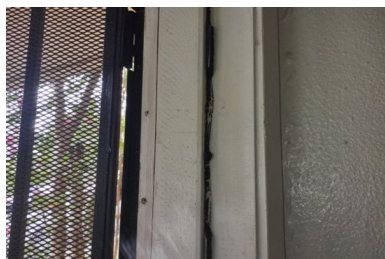
Scuffs, marks and/or cosmetic imperfections observed at the entry door. Recommend service/repainting as needed.

1: Exterior - Damaged Weather Stripping

[Service/Repair or Replace](#)

Unit 5940

Damaged weather stripping observed at the exterior entry door appears to be compromising moisture/weather seal. Recommend replacement. Recommend consulting a qualified door technician if needed.

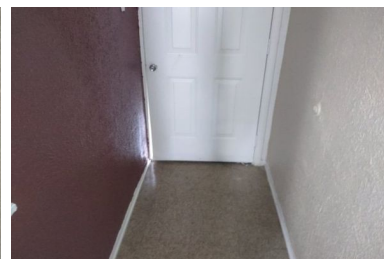
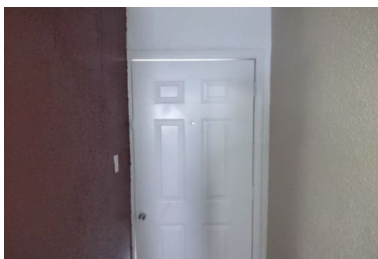
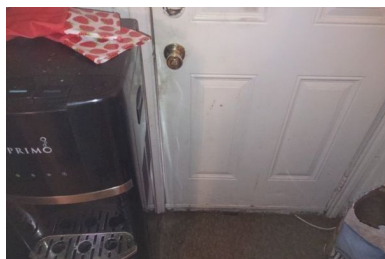


2: Exterior - Not Sealed When Closed (Visible Light)

[Service/Repair or Replace](#)

All Exterior entry doors at both units

The entry door does not appear to be adequately/fully sealed when closed. Recommend service/adjustment of the door (or replacement of the weather sealing components if needed) by a qualified door technician.



3: Damaged door

[Service/Repair or Replace](#)

Unit 5940

Damaged rear and front entry doors. The rear entry door is hard to open. Recommend repairs or replacements by a qualified professional

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Recommendation: Contact a qualified professional.



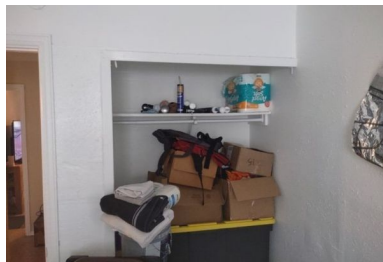
4: Missing closet doors

[Service/Repair or Replace](#)

both units

Missing closet doors. One bedroom in both units (2 total). Recommend installation of closet doors as needed

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ H. Windows

Number of damaged window seals observed: 0

Safety Mechanism Present on Low Windows: Not Present or Non-Functional

Unable to test (partially viewed):

Window(s) could not be tested or fully observed due to personal property in front. Recommend fully observing and testing if possible prior to closing.

1: Missing Screens

[Service/Repair or Replace](#)

Perimeter

Missing window screens noted. Recommend replacement as needed by a qualified window professional.



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

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☐ ☐ ☒ ☐ **J. Fireplace and Chimney**

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

Appurtenance: Sidewalk

1: Cracked and uneven concrete

[Service/Repair or Replace](#)

Unit 5940

Cracked and uneven concrete to back driveway at unit 5940. Recommend repairs as needed by qualified professional

Recommendation: Contact a qualified professional.



☐ ☐ ☒ ☐ **L. Garage**

☒ ☐ ☐ ☐ **M. Counters and Cabinets**

Cosmetic Conditions:

Scuffs, marks and/or cosmetic imperfections observed at cabinets. Recommend service/repainting or refinishing as needed by a qualified professional.

☒ ☐ ☐ ☒ **N. Fencing and Retaining Walls**

Fence Material: Wood, Metal/Chain Link

1: Wood fence

[Service/Repair or Replace](#)

Loose, weathered and/or damaged wood planks observed at the wood fence. Recommend replacement as/where needed by a qualified professional.



☐ ☐ ☒ ☐ **REFERENCE**

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I	NI	NP	D
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☐ ☐ ☒ ☐ **O. Addition(s)**

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II. ELECTRICAL SYSTEMS - TX

Overview Photos :



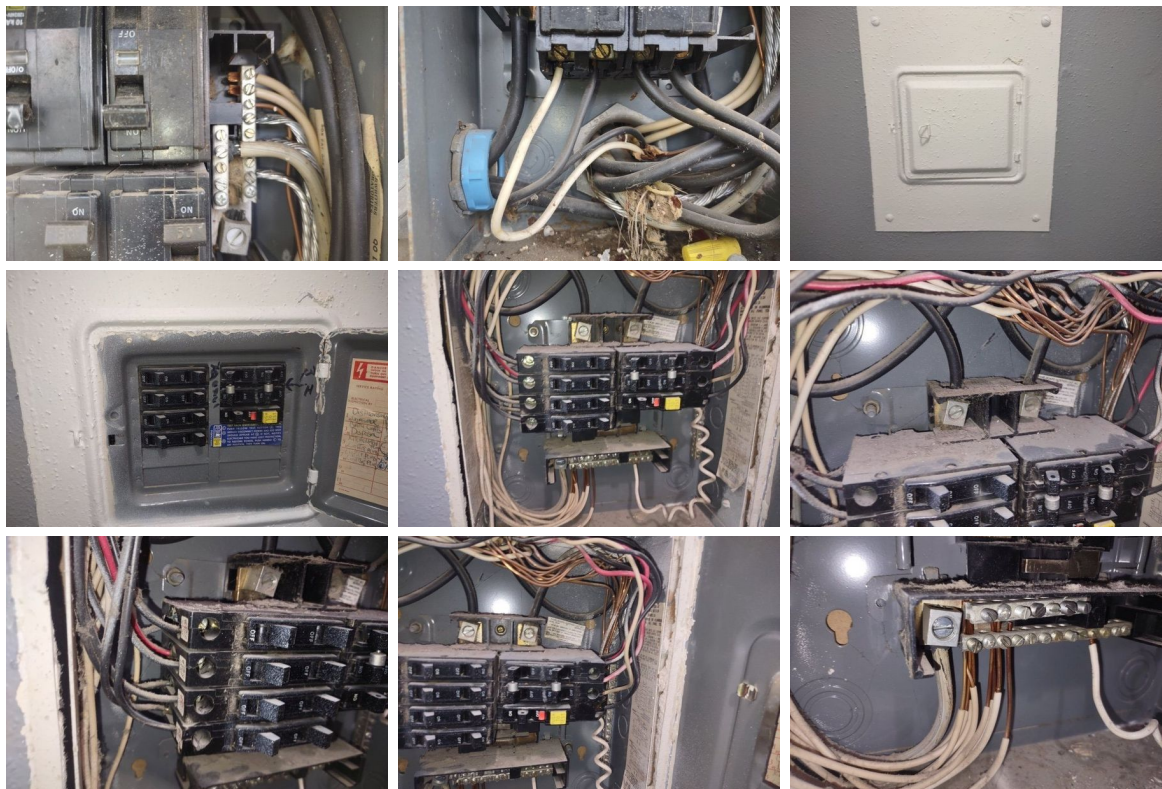
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B. Service Entrance and Panels

Electrical Service Type/Conductors: Aluminum

Main Electrical Service Panel Location: East exterior

Electrical Service Amperage: 60 AMP

Electrical Service Voltage: 120/240 Volt

Main Electrical Service Manufacturer: Square D

Sub-panel Manufacturer(s): Square D

Sub-panel Location(s): Closet

Gas Bond Observed: No gas

Water Bond Observed: No

1: No water bond observed

⚠️Service/Safety Concern

No means of electrical bonding was observed for the metallic water distribution system. Bonding is necessary to provide a safe path for electric current to ground in the event the metallic pipe is accidentally energized. Recommend further evaluation/bonding of metallic piping by qualified electrical contractor.

Recommendation: Contact a qualified professional.

2: Missing circuit labels

🔧Service/Repair or Replace

both main service panels and sub panels

Some of the circuits are not labeled at the dead-front cover. Recommend labeling. Recommend consulting a qualified electrician if needed.

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I NI NP D

3: Pointed screw Service/Repair or Replace

Main service panel unit 5940

Pointed fastener(s) installed to secure the dead front cover could damage wiring within. Recommend replacement with appropriate non-pointed fastener(s). Recommend consulting a qualified electrician if needed.

**4: Exposed exterior circuits** Service/Safety Concern

Unit 5940

Homemade dead front cover was installed. Recommend installation of manufacturer's dead front cover that will cover exposed exterior circuits.

Recommendation: Contact a qualified professional.


☒ ☐ ☐ ☒ **C. Branch Circuits, Connected Devices and Fixtures**

Type of Wiring : Solid Copper, Stranded Aluminum

Overcurrent Protection Type: Circuit breakers, GFCI Breakers, No AFCI Breakers

Wiring Types/Methods Observed: NM (Non-metallic) Cable

GFCI Devices: Missing or inoperable in specified location(s)

No AFCI Breakers :

There is no arc-fault protection installed for the interior electrical circuits. While this equipment may not have been required when the home was built, upgrading from the standard circuit breakers installed to AFCI type breakers is often recommended as a safety precaution. Recommend consulting a qualified electrician as needed for service/installation.

AFCI Breakers: Missing or Inoperable as Required

Tamper Resistant Outlets: No

3-prong dryer receptacle :

Please note a 3-prong dryer receptacle is installed.

1: Double tapped neutrals Service/Repair or Replace

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

Both sub panels

Some of the neutral conductor terminals are double-tapped. These conductors should often terminate individually. Recommend assessment/correction if necessary by a qualified electrician.



2: Neutral installed as hot

 Service/Repair or Replace

Both main service panels

Electrical conductors with white insulation are installed as line/hot. These conductors are to be installed as grounded/neutral conductors or should be correctly color coded if installed as a line/hot or equipment grounding conductor. Recommend application of appropriate color coding tape by a qualified electrician.



3: Tamper Resistant Outlets

 Service/Safety Concern

Both units

Tamper-resistant outlets on outlets less than 5 and a half feet above the floor were not noted in the home. Recommend correction by a qualified electrician.

Recommendation: Contact a qualified professional.

4: Missing GFCI (Exterior)

 Service/Safety Concern

Missing GFCI protection noted at exterior receptacle(s). GFCI protection is recommended for all exterior receptacles as a safety precaution even if it was not available or required when the home was built. Recommend the installation of GFCI protection by a qualified electrician.

Recommendation: Contact a qualified professional.

5: Missing GFCI (Interior)

 Service/Safety Concern

Kitchen and laundry room both units

Missing GFCI protection noted at receptacle(s) installed within 6' of a water source. GFCI protection is recommended for all receptacles within 6' of a water source as a safety precaution even if it was not available

I=Inspected

NI=Not Inspected

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I	NI	NP	D
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or required when the home was built. Recommend the installation of GFCI protection by a qualified electrician.

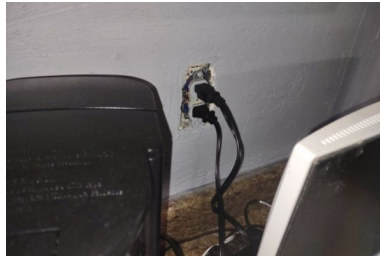
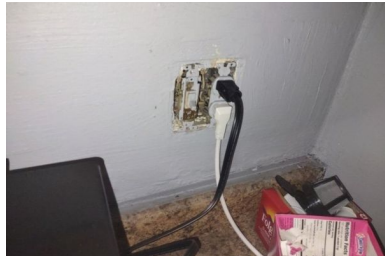
Recommendation: Contact a qualified professional.

6: Damaged/Missing Outlet Cover

 Service/Repair or Replace

Kitchen unit 5942

Damaged/missing outlet cover(s) noted. Recommend replacement.



7: Missing AFCI

 Service/Safety Concern

Both units

Missing AFCI noted in one or more required internal rooms. Recommend correction by a qualified electrician.

Recommendation: Contact a qualified professional.

8: Open exposed wiring

 Service/Safety Concern

Unit 5942

Open exposed wiring in the kitchen where the range hood has been removed. Recommend covering properly by a qualified professional.

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐

D. Other

Comments:

☒ ☐ ☐ ☒

E. Smoke Detectors

Not tested :

Smoke detectors installed were not tested as a part of this home inspection. It is recommend that all smoke detector batteries be replaced and smoke detectors be tested upon move in.

1: Removed smoke detector(s)

 Service/Safety Concern

Unit 5942

Smoke detector(s) are missing or have been removed. Recommend replacement by a qualified electrician.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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☒ ☐ ☐ ☒ **F. Carbon Monoxide Detector**

1: Missing CO2

🚫Service/Safety Concern

Unit 5942

No carbon monoxide detector was observed in home. It is recommended that one be installed according to the manufacturer's instructions if one does not exist.

Recommendation: Contact a qualified professional.

I=Inspected

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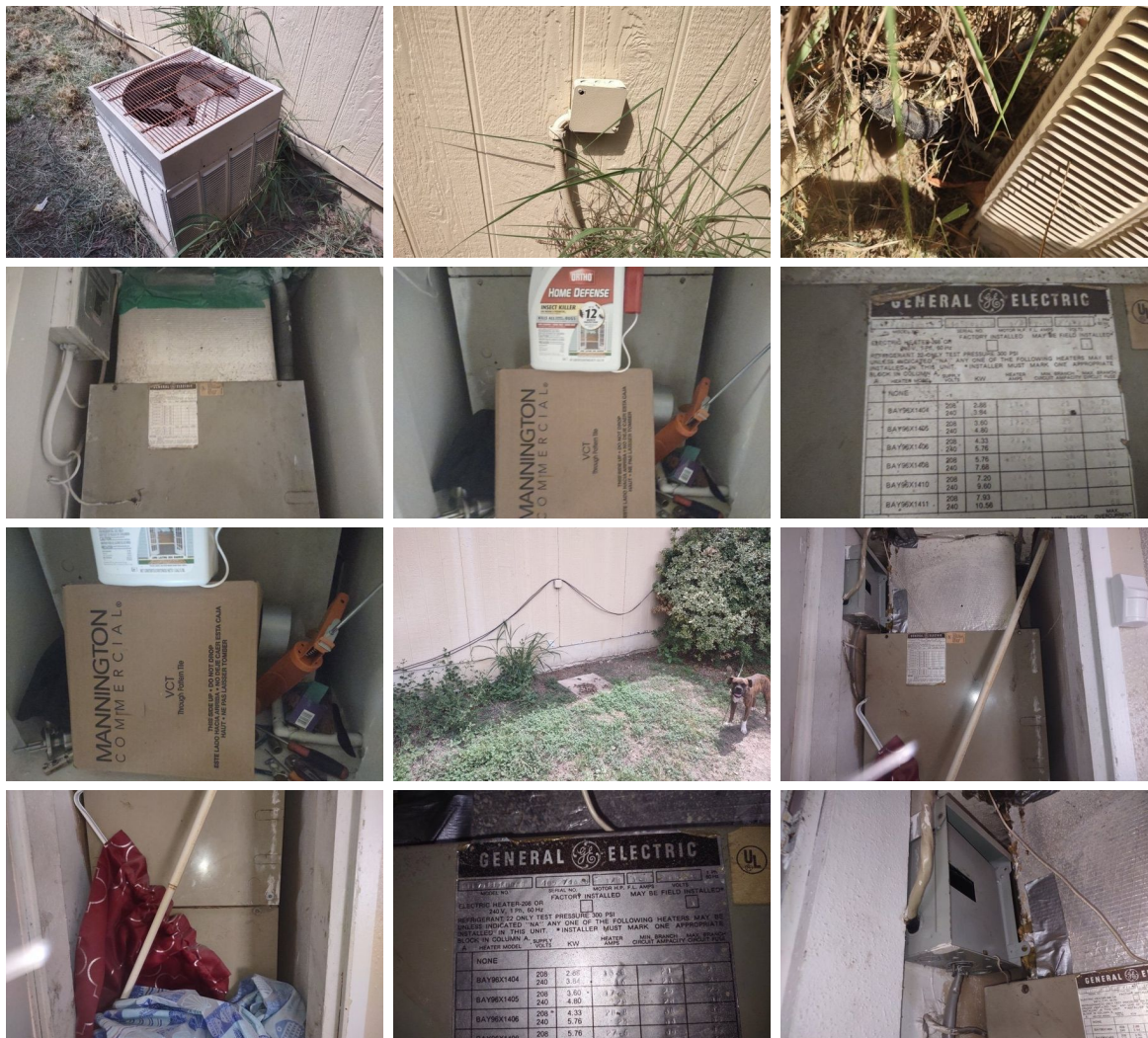
NP=Not Present

D=Deficient

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Overview Photos :



☒ ☐ ☐ ☒

B. Heating Equipment

Type of Heat Systems: Electric heater

Energy Sources: Electric

Number of Heat Systems (excluding wood): One

Furnace/Air Handler Manufacturer(s): General Electric

Furnace/Air Handler Year(s) Manufactured: Before 1990

Heat System Testing: Warmed and circulated air, Did not respond/not functional

Furnace Sediment Trap(s): N/A

1: Inoperable per seller - not tested

▲Further Evaluation Needed

Both units

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

The seller disclosed that the heating equipment is inoperable. The system was not tested. Recommend assessment and repair or replacement by a qualified HVAC contractor.

☒ ☐ ☐ ☒ **C. Cooling Equipment**

Type of Systems: Electric, Central Air Conditioner

Condenser Manufacturer(s): General Electric

Condenser Size(s): Unknown

Condenser Unit Year(s) Manufactured: Unable to confirm - label is missing, Before 1990

Compressor Unit(s) Level: Yes

Condenser Unit Fuse/Breaker Size(s): Unable to determine

Cooling System Temperature Differential(s): No cooled air produced

Refrigerant Type(s): R-22

R-22 refrigerant:

The type of refrigerant applied/compatible with the cooling system is R-22 per the data label. This type of refrigerant is no longer manufactured in or imported to the US. The cost of the product is expected to rise as supply decreases. Recommend inquiry with a qualified HVAC contractor as needed regarding further information about R-22 refrigerant.

Cooling System(s) 12+ Years: Yes

Cooling system 12+ years:

The cooling system(s) are older than 12 years. The average lifespan of this equipment is approximately 12-15 years. Recommend regular service and maintenance by a qualified HVAC contractor in order maximize life expectancy.

Unit removed:

Condensing unit removed from unit 5902

1: Damaged/Missing insulation

 [Service/Repair or Replace](#)

Unit 5940

Foam insulation is damaged, separated or missing on the cooling system suction line(s). Damaged or missing foam on a suction line may cause efficiency loss and/or excessive condensation. Recommend service or replacement of insulation by a qualified HVAC technician.

2: No cooled air

 [Further Evaluation Needed](#)

Unit 5940

The cooling system did not cool air when tested. Recommend evaluation of the system by a qualified HVAC contractor.

Recommendation: Contact a qualified professional.

3: Inoperable per seller

 [Service/Repair or Replace](#)

Unit 5940

The seller disclosed that the cooling system is inoperable. The system was not tested. Recommend assessment of the cooling system by a qualified HVAC contractor.

4: Missing thermostat cover

 [Service/Repair or Replace](#)

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I	NI	NP	D
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Missing cover to thermostat. Recommend installation as needed

Recommendation: Contact a qualified professional.



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

Distribution System: Ducts, Insulated

Air Filter Type/Condition : N/A

1: Damageductwork

[Service/Repair or Replace](#)

Unit 5942

Damaged duct at the supply air plenum. Recommend repairs

Recommendation: Contact a qualified professional.



2: Deteriorated insulation

[Service/Repair or Replace](#)

Both units

Insulation on the ductwork is deteriorating. Recommend replacement of ductwork as needed by qualified professional

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **E. Other**

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D=Deficient

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Comments:

I=Inspected

NI=Not Inspected

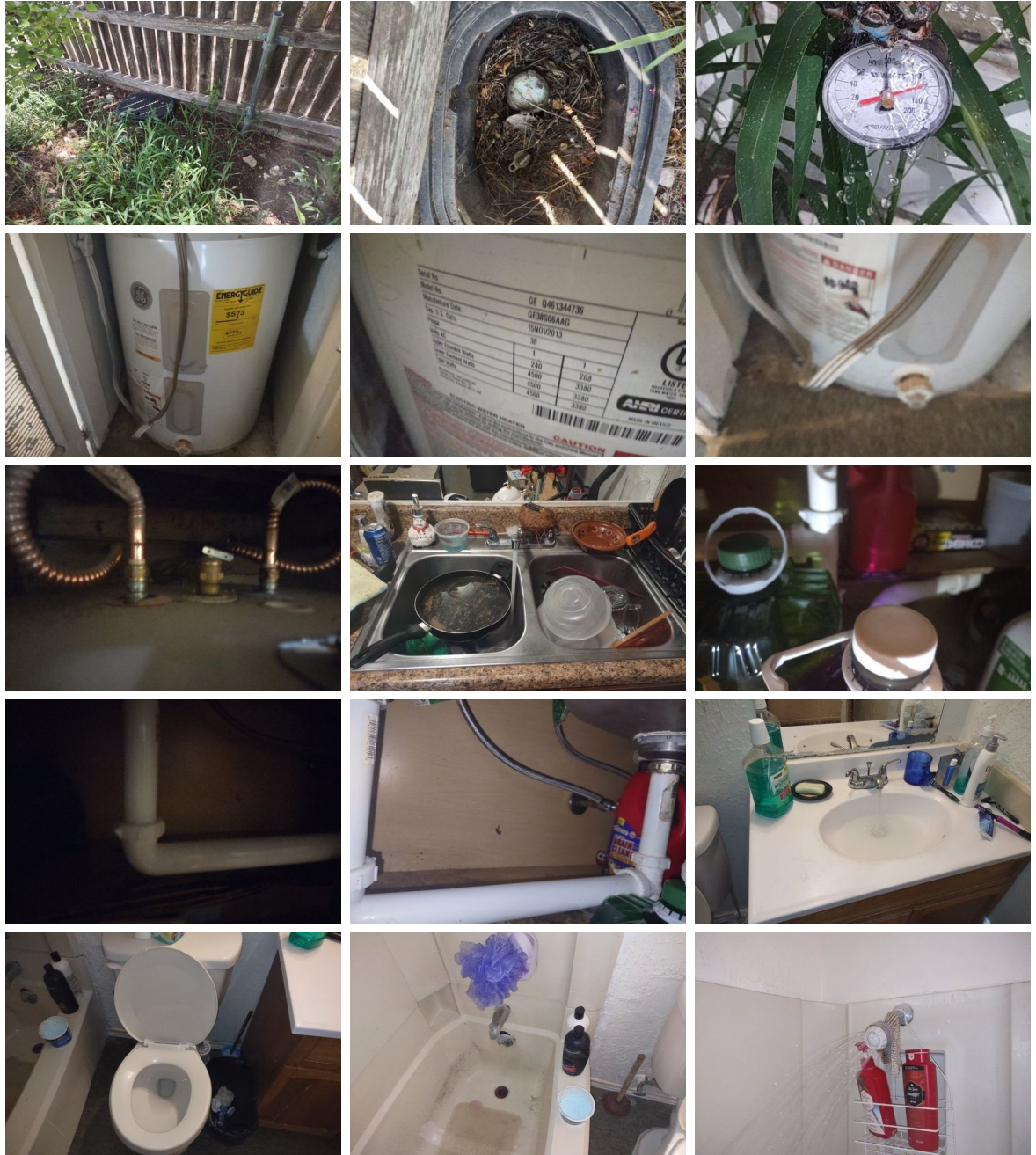
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IV. PLUMBING SYSTEM

Overview Photos :



I=Inspected

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D=Deficient

I NI NP D



☒ ☐ ☐ ☒ B. Plumbing Supply, Distribution System and Fixtures

I=Inspected

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I	NI	NP	D
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Location of water meter: in yard

Location of main water supply valve: Other

Static water pressure reading: Over 85 PSI

Type of Supply Piping Material: Not visible

Water Source: Public

Water Meter: Observed - No indication of water flow

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Copper

Plumbing Distribution Manifold: Not installed

Water Filters: None

PEX Manufacturer: Other - EXCLUDE

Hot Water at Fixtures: Yes

Expansion Tank Present on Closed System: Not Applicable

Meter observed (no water flow indicated) :

The utility meter did not indicate water flow when observed with all fixtures off.

1: PSI High - PRV Recommended

 Service/Repair or Replace

Public water pressure at the time of the inspection exceeds 80 PSI per inspector's gauge. Recommend the installation of a pressure reducing valve by a qualified plumber as 40-80 PSI is recommended.

2: Diverter Valve

 Service/Repair or Replace

Both units

The shower diverter valve does not properly operate. Recommend repair/replacement by a qualified contractor.

Recommendation: Contact a qualified professional.

3: Ant-Siphon Valve Missing

 Service/Safety Concern

All exterior faucets

The exterior hose bib(s) is missing the anti-siphon valve. These are required to prevent backflow into the system. Recommend repair by a qualified plumber.

Recommendation: Contact a qualified professional.

4: Water line

 Service/Repair or Replace

Unit 5940

Water line is ran from exterior faucet into the house to operate indoor appliance. Recommend routing water line properly inside the home. Unit 5940

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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☒ ☐ ☐ ☒ **C. Drains, Waste and Vents**

Plumbing Waste: PVC

Main Drain Clean-out : Observed, In front of home

Washer Drain Size: Not visible

Evidence of septic system: None observed

Type of Drain Piping Material: HDPE

1: Missing drain stop

[Service/Repair or Replace](#)

Both units

Missing/removed drain stop noted. Recommend replacement as needed by a qualified plumber.

2: Flex drain

[Service/Repair or Replace](#)

Unit 5940

Flexible drain piping is installed. These drain pipes can be prone to clogging as they do not have a smooth interior. They also may be easily deformed or punctured. Recommend replacement with a solid/rigid piping by a qualified plumber.



☒ ☐ ☐ ☒ **D. Water Heating Equipment**

Energy Sources: Electric

Capacity: 40 Gallon (1-2 people)

Water Heater Location: Closet downstairs

Water Heater Manufacturer: GE

Water Heater 12+ Years: No

1: Interior installation w/ no drip pan

[Service/Repair or Replace](#)

Both units

The water heater is installed in the interior of the home and there is no drip pan installed. Recommend the installation of a drip pan with a pipe to direct water away from framing and finish materials by a qualified

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plumber.



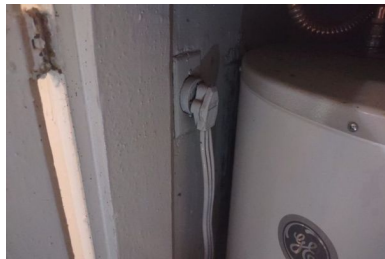
2: Missing quick disconnect

[Service/Repair or Replace](#)

Both units

Missing quick disconnect to hot water heaters. Recommend installation

Recommendation: Contact a qualified professional.



☐ ☐ ☒ ☐ E. Hydro-Massage Therapy Equipment

☐ ☐ ☒ ☐ F. Gas Distribution Systems and Gas Appliances

Comments:

☐ ☐ ☒ ☐ G. Gas Distribution Systems

☐ ☐ ☒ ☐ H. Other

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I NI NP D

V. APPLIANCES

Overview Photos :



☐ ☐ ☒ ☐ A. Dishwasher

☐ ☐ ☒ ☐ B. Food Waste Disposer

☒ ☐ ☐ ☒ C. Ranges Cooktops and Ovens
Range/Oven: WHIRLPOOL, FRIGIDAIRE
Oven Anti-tip Bracket: No

1: Missing Anti-tip

🚫Service/Safety Concern

There is no anti-tip bracket installed for the range/oven. An anti-tip bracket will secure the range/oven to the wall or floor and help prevent accidental tipping should excessive force be placed on the open door. Recommend installation of an anti-tip bracket by a qualified appliance technician.

☒ ☐ ☐ ☐ D. Range Hood and Exhaust Systems
Kitchen Ventilation Method: Range Hood
Exhaust/Range hood: RE-CIRCULATE
Bathroom Ventilation Fan or Window Present: Yes
No range hood:
No range hood and unit 4902.

☐ ☐ ☒ ☐ E. Microwave Ovens

☐ ☐ ☒ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

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☐ ☐ ☒ ☐ **G. Garage Door Operator(s)**

☒ ☐ ☐ ☒ **H. Dryer Exhaust System**

1: Loose dryer vent cover

 [Service/Repair or Replace](#)

Unit 5942

Loose dryer vent cover at 5942. Recommend securing or replacement

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ **I. Other**