

# *Redfish Inspections*

## Property Inspection Report



1327 Falling Leaf Ln, Seabrook, TX 77586  
Inspection prepared for: Regan Bullers  
Real Estate Agent: Allison Houser - Keller Williams Realty Metropolitan

Date of Inspection: 3/17/2016 Time: 12:00 PM; 2:30 PM  
Age of Home: 26 years old Size: 2870 sqf  
Weather: Overcast

Inspector: William Misegades  
TREC# 10465; Mark Wright TREC# 20893  
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[redfishinspections.com](http://redfishinspections.com)

## PROPERTY INSPECTION REPORT

<b>Prepared For:</b>	<u>Regan Bullers</u> <small>(Name of Client)</small>	
<b>Concerning:</b>	<u>1327 Falling Leaf Ln, Seabrook TX, 77586</u> <small>(Address or Other Identification of Inspected Property)</small>	
<b>By:</b>	<u>William Misegades, TREC# 10465; Mark Wright</u> <u>TREC# 20893</u> <small>(Name and License Number of Inspector)</small>	<u>3/17/2016</u> <small>(Date)</small>

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

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

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

#### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**Type of inspection:** Buyer's Inspection  
**Approximate age:** 26 years old  
**Building Style:** 2 story, condominium

**General Appearance:** Good  
**Street Entrance Faces:** North  
**State of Occupancy:** Vacant

**Weather Condition:** Overcast  
**Ground Cover:** Dry  
**Temperature:** 82 F

This property was a 26 years old structure. As with all homes, ongoing maintenance is/will be required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

Descriptions— When outside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the front door, even if it does not face the address street. When inside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the room entrance.

The structure's interior was inspected in a clockwise fashion. The first bedroom that comes up starting at the front door will be bedroom 1, then bedroom 2 etc... likewise for the bathrooms or any other multiple numbered rooms.

If you have any questions about room descriptions or locations, please contact us; it's important that you be able to identify the rooms that we discuss in your report.

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information only. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Some issues may be difficult to photograph or too numerous so not all problem areas or conditions will be supported with photos.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s): Slab Foundation  
 Comments:

Note: The foundation performance opinion stated hereunder neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. This inspector is not responsible for defects in the slab in areas that are not visible for inspection. The inspector does not perform any engineering studies or measurements such as geological, and hydrological stability test, soils conditions reports; wave action reporting; any form of engineering analysis. Only licensed engineers can conduct such evaluations. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

In our opinion the foundation was performing as designed at the time of inspection.

Although a few hairlines and common cracks were noted in the interior walls and ceilings, the floors were level within construction. If there are any concerns, we recommend having a certified & licensed structural and / or foundational specialist inspect structure.

Post tension cable ends were observed on the exterior of the foundation. These should be repaired by a professional, competent and qualified foundation specialist to prevent corrosion/deterioration of the foundation's reinforcement. All exposed tendons should be patched with an approved material and method by the Post Tensioning Institute (PTI).

Extract from PTI:

1. The pocket former recesses should be filled with concrete patch material immediately after the tendon tails have been cut.
2. The patch material used should be non-shrink grout that will attain the same minimum compressive strength as the concrete foundation.
3. Prior to installing the concrete patch material, the pocket former recesses should be cleaned of any dirt, grit, oil or other substances so that a good bond is attained between the concrete and the patch material. A bonding agent can be used to enhance bond of the patch material to the concrete; however, it is important that the recommended application instructions from the bonding agent manufacturer are followed.
4. If an encapsulated system is used, the posttensioning material supplier's recommendations for cutting, capping and patching should be followed.
5. Under no circumstances should the concrete patch material used for filling the pocket former recesses contain chlorides or other chemicals known to be deleterious to the prestressing steel.
6. The pocket former recesses should be completely filled eliminating all voids

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and finished to match as closely as possible the surrounding edge of the foundation.  
 This was observed on the rear.



Rear: Exposed tendon head



Front door



Front room



Breakfast nook window



Kitchen



Back door



Garage man door



Office

X			X
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B. Grading and Drainage

Comments:

FOLIAGE

Foliage was noted close to the structure, we recommend trimming all bushes away from structure. Bushes and trees too close to the structure can prevent the wall from drying properly, their roots can affect the foundation and their branches can damage the structure. This was located on the right.



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PESTS

Ant nests were observed, we recommend treatment against any type of insect especially when close to structure. These were noted on the rear.



Right: Foliage close to structure



Rear: Ant activity

X			X
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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt shingles

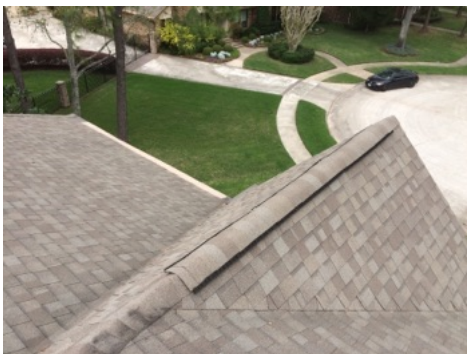
Viewed From: Walked the roof

Comments:

NOTE: We recommend all repairs to the roof covering be performed by a professional, competent and qualified roofing contractor.

FLASHINGS

Corrosion was noted on the flashing in multiple areas of the roof. We recommend having these areas cleaned, treated and painted to prevent them from further deteriorating.



Front right



Front left



Corroded flashing

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Rear left



Rear right

X			X
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D. Roof Structure and Attics

Viewed From: Entered and walked all accessible attic space  
 Approximate Average Depth of Insulation: 0 to 5 inches  
 Comments:

NOTE: We recommend all repairs to the roof structure be performed by a professional, competent and qualified framer.

ROOF STRUCTURE

NOTE: The ridge board was undersized in the attic. Today's standards require the ridge board to be at least the same height as the cut rafter. No deflection was noted within the attic space or on the exterior. The roof structure appeared to be performing as design.

Moisture staining was noted on the roof deck or other structural elements of the roof. The area was confirmed with a moisture meter to be dry at the time of inspection. We recommend monitoring. This was observed to the left of the water heater.

Multiple rafters were separated from the ridge board. We recommend having these scabbed to allow proper load transfer.

ATTIC INSULATION / VENTILATION

The pull-down stair/scuttle panel to the attic was not insulated. We recommend adding insulation for improved energy efficiency.

The attic was vented with a power ventilator. These were not working at the time of the inspection. They are typically on a thermostat and will operate at a preset temperature. We recommend annual inspection to insure they are working during the hot seasons and have them repaired if they deficient.

Per today's standards, little insulation was observed in the attic space. Insulation improvements may be cost effective, depending on the anticipated term of ownership.



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Left to right



Front left



Undersized ridge board



Rafters separated from ridge board



Pull-down stairs/scuttle panel lacked insulation



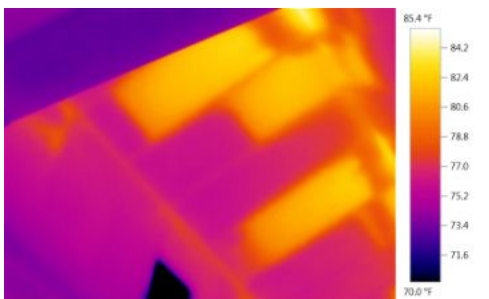
Pull-down stairs/scuttle panel lacked insulation



Moisture stain confirmed dry



Bathroom 1: Missing insulation



Bathroom 1: Missing insulation



Attic power vent

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)

Wall Materials: Exterior walls: brick veneer, cement board siding, interior walls: painted drywall  
Comments:

NOTE: We recommend all repairs/improvements/replacements to the walls be performed by a professional, competent and qualified contractor.

#### EXTERIOR WALLS

The cement board siding joints we opened. Because these appeared to have been previously caulked, we recommend having them recaulked to prevent excessive moisture to get behind the siding. This was observed on the left, rear, and right.

A hairline crack was noted in the brick veneer. This appeared to have been thermal expansion. We recommend repointing to prevent further deterioration. This was observed in the carport.

A step crack was observed on the exterior brick veneer. This typically is an indication of structural movement. We recommend patching and monitoring. This was noted on the front right post.

Weep holes (openings in the mortar joints to allow moisture to seep out) were missing at the structure's brick veneer walls. Weep holes should be placed every 33 inches on center at the base of the wall as well as over the windows and doors where the brick veneer is support by lintels. No indication of moisture damage was noted on the inside structure. It might do more harm than good to try and create these as this point in time. We recommend monitoring the areas.

A hole was noted where a hose bibb penetrated the structure. We recommend patching to prevent pest intrusion. This was located on the front.

An expansion joint on the exterior brick wall was missing caulk. We recommend caulking to prevent excessive moisture and insect intrusion. This was noted on the left.

The lintels over the opening (windows/doors) were found to be rusted. These elements support the brick veneer above the openings. We recommend having them (re)ainted to prevent deterioration. This was observed on the front.

Amateur like patchwork was observed in the brick veneer grout. Silicone caulk had been used between the roof and above the front left corner of the window. We recommend monitoring for water intrusion. The areas of wall on the interior was confirmed with a moisture meter to be dry at the time of inspection.

#### INTERIOR WALLS

Hairline/shrinkage cracks were noted in the interior walls. This condition was mainly cosmetic in nature and should be patched. This was noted in the breakfast nook, bedroom 2, 3 and 4.

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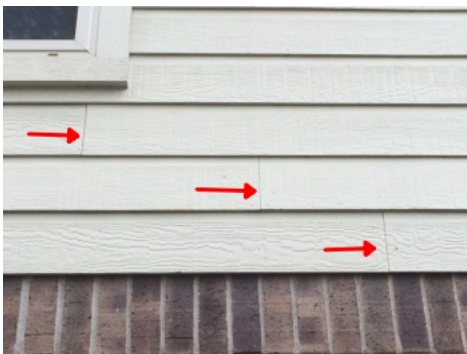
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A diagonal crack was observed on an interior wall. This typically indicates foundation movement. We recommend repairing and monitoring. This was observed in the bedroom 1 above the entry door and to the left of the window.

Moisture staining was noted and the area was confirmed with a moisture meter and infrared thermal Imager to be dry at the time of inspection. We recommend monitoring. This was observed in the garage.

INTERIOR WALLS

Elevated moisture was found under a window at the time of inspection. We were unable to determine the cause. We recommend having this further investigated and have any necessary repairs made. This was found in the foyer under both windows and the game room under the right corner of the right window.



Left: Open siding joints



Carport: hairline crack



Front right: step crack



Missing weep holes



Left: Caulk missing at expansion joint



Front: hole in wall



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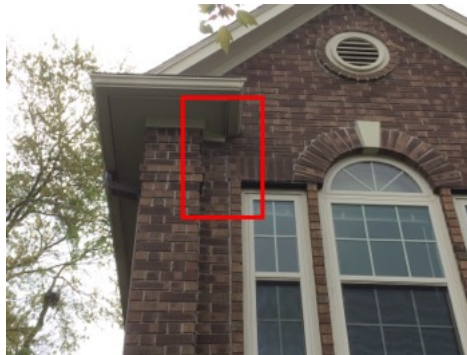
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Front: rusted lintel



Front left: silicone caulk used for grout patchwork



Front left: silicone caulk used for grout patchwork



Garage: Moisture stain dry at time of inspection



Garage: Moisture stain dry at time of inspection



Bedroom 1: diagonal crack



Bedroom 2: hairline cracks



Foyer: elevated moisture under both windows



Game room: elevated moisture under right corner of right window

X			X
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F. Ceilings and Floors

Ceiling & Floor Materials: Ceilings were made of textured drywall, floors were made of tile, wood, rubber mat, and carpet.  
Comments:

NOTE: We recommend all repairs/improvements/replacements to the ceilings and floors be performed by a professional, competent and qualified contractor.

FLOORS

Squeaking or creaking noises occur when walking on one or more sections of

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flooring in the 2nd floor. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as Squeeeeeek No More and Counter Snap fasteners ([www.oberry-enterprises.com](http://www.oberry-enterprises.com)) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering, and the access to the underside of the sub-floor.

Waves were observed in carpet flooring. These could present trip hazards. We recommend having the carpet stretched. This was noted in bedroom 4.

**CEILINGS**

Hairline cracks which were by nature mainly cosmetic were noted on the ceiling. We recommend having these caulked and painted. This was observed in the kitchen.

Nailpops which are by nature cosmetic were noted. We recommend these be re-secured, caulked and painted. This was observed in the living room and bathroom 1.

Evidence of patching was detected which indicates previous work performed. We recommend monitoring. This was observed in the garage.

A thermal anomaly was observed with an infrared thermal imager. The area was confirmed with a moisture meter to have elevated moisture. We recommend repairs to the problem moisture source. This was noted in the garage under the bathroom 1 tub and bathroom 2 rear right side of the ceiling.

The floor boards in the front room had uneven edges as they somewhat uplifted. This was indicative a moisture. A thermal anomaly was revealed with an infrared thermal imager and elevated moisture was confirmed with a moisture meter. We recommend having this further evaluated to determine the source of the moisture and repaired as needed.



Bedroom 4: waves in carpet



Garage: Patchwork



Kitchen: hairline crack



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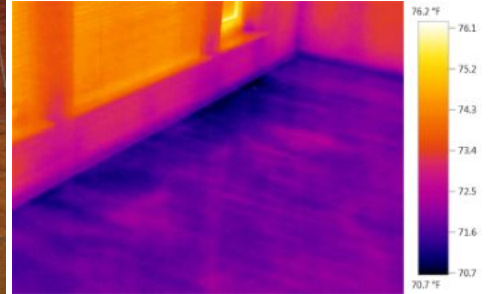
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Front room: elevated moisture confirmed



Front room: elevated moisture confirmed



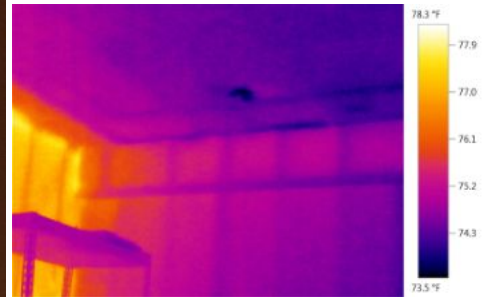
Front room: elevated moisture confirmed



Garage: thermal anomaly confirmed with elevated moisture



Garage: thermal anomaly confirmed with elevated moisture



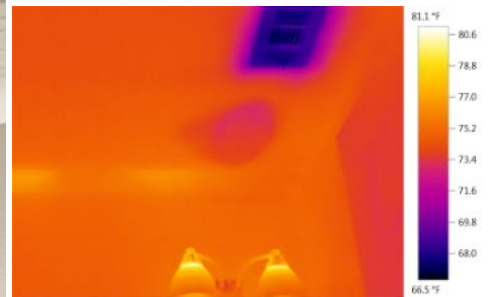
Garage: thermal anomaly confirmed with elevated moisture



Bathroom 2: thermal anomaly confirmed with elevated moisture



Bathroom 2: thermal anomaly confirmed with elevated moisture



Bathroom 2: thermal anomaly confirmed with elevated moisture

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Comments:

NOTE: We recommend all repairs/improvements/replacements to the doors be performed by a professional, competent and qualified contractor.

INTERIOR DOORS

A door was noted out of plumb and moved on its own when open. This did not appear to be the result of foundation shifting, rather minor structural movement. Should this become too much of annoyance, we recommend rehanging the door.

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This was observed in the laundry room and bedroom 1 and 2.

EXTERIOR DOORS

A door was noted out of square, which indicates movement within the structure, but still operate as intended. It is impossible to determine the rate of the movement in a one time inspection. We recommend monitoring the door and adjusting if needed. This was observed in the garage man door.



Garage man door: out of square

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Window Types: PVC, single-hung style, double pane, windows  
 Comments:

NOTE: We recommend all repairs/improvements/replacements to the windows be performed by a professional, competent and qualified contractor.

The exterior and interior caulk around the windows was deteriorated. We recommend repair. Exterior caulking is the first energy efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

Moisture staining was noted near or at the sills however they were dry at the time of inspection. This appeared to be the result of build up condensation between the windows and closed blinds. We recommend opening/lifting the blinds on a daily basis to allow proper ventilation and drying. This was observed in bathroom 1.

Window hardware was damaged. We recommend repair. This was noted in the living room at the left window.

The flashing over a window was not visible. This might require annual evaluation and repair to the caulk to prevent water intrusion into the structure. This was observed on the left and back.

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The windows on the 2nd floor were installed less than 24 inches from the floor. This is a safety hazard especially for small children. A window guard should be installed to keep the windows from opening more than 4 inches.

We observed patchwork with elevated moisture at a window at the time of inspection. We recommend having this further investigated to determine the cause and have any necessary repairs made. This was found in the front room at the right window.

Elevated moisture was noted near or at a sill. The cause for the moisture should be determined and repairs undertaken, if necessary, to prevent structural damage. This was observed in the front room at the left and right windows, breakfast nook at both corners, the living room at both windows, the office at all 3 windows, bedroom 2 at the left corner of the right window and bathroom 1 at the corner of the windows.



Around house: deteriorated caulk



Bathroom 1: moisture staining - dry at the time of inspection



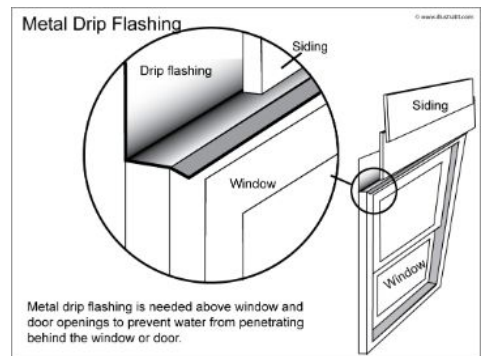
Living room: damaged latch at left window



2nd floor: Windows installed too low



Left and rear: flashing not visible



Proper flashing over

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Bathroom 1: elevated moisture at corner of windows



Front room: patchwork with elevated moisture at right window



Front room: patchwork with elevated moisture at right window



Breakfast nook: elevated moisture near sill at both sides

X			X
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I. Stairways (Interior & Exterior)

Comments:

NOTE: We recommend all repairs/improvements/replacements to the stairways be performed by a professional, competent and qualified contractor.

SLOPED HANDRAIL ASSEMBLY

The sloped handrail assembly at the stairway had spaces between the spindles which allowed the passage of a 4 3/8-inch sphere. To improve child safety, we recommend altering the handrail assembly in a manner which will prevent the passage of a 4 3/8-inch sphere.

HORIZONTAL GUARDRAIL ASSEMBLY

The horizontal guardrail assembly at the stairway had spaces between the spindles which allowed the passage of a 4-inch sphere. To improve child safety and comply with generally-accepted current safety standards, we recommend altering the handrail assembly in a manner which will prevent the passage of a 4-inch sphere. This includes areas beneath and to the sides of the guardrail.

TREADS

The thread to the top step had a loose board. This had been previously repaired with screws but was still loose. We recommend repair to prevent a trip hazard.



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I	NI	NP	D
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Handrail: Spindles more than 4 and 3/8" apart



Guardrail: Spindles more than 4" apart



Top step: loose board

X			X
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J. Fireplaces and Chimneys

Locations: Fireplace was located in the living room  
 Types: Fireplace was mason built  
 Comments:

NOTE: We recommend all repairs/improvements/replacements to the fireplaces/chimneys be performed by a professional, competent and qualified chimney specialist.

GAS VALVE ACCESS

The gas on/off valve should be of a keyed kind, or the access door will have to be locked in some way in order to prevent children from turning the gas on accidentally. This is a potentially dangerous situation.

FIREPLACE

The fireplace damper was missing a clip to prevent the damper from completely closing. Gas fireplaces should have a clip installed on the damper to allow gases to escape up the flue in the event of a gas leak.

CHIMNEY

The chimney metal crown was corroded. We recommend having this cleaned, treated and painted to prevent further deterioration.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Fireplace fired up



No locking mechanism on valve hatch



Rusted metal crown



Clip missing on damper



Flue clear

K. Porches, Balconies, Decks, and Carports

Comments:

CARPORT

The carport performed as designed at the time of inspection.

L. Other

Materials:  
Comments:

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations: Electrical service panel was located on the left side of the house  
Materials & Amp Rating: Copper Service Conductors, 2 AWG 125 amp  
Comments:

NOTE: We recommend all repairs on the electrical system and in the electrical panel be performed by a licensed, professional, competent and qualified

I=Inspected

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I	NI	NP	D
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electrician.

**SERVICE PANEL**

We recommend caulking the top and sides of the electrical main panel to prevent moisture intrusion.

The screws used had sharp and pointy ends instead of blunt ends. This can be a safety hazard as the point could penetrate electrical conductors and cause shocks and/or short circuits. We recommend having these replaced.

**BREAKERS**

No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.

Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. We recommend considering updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

An ungrounded conductor (hot) was improperly identified. We recommend having this permanently re-identified.

Multiple neutral at the neutral bar were under the same terminals. Today's standards require having each neutral conductor to have its own terminal. We recommend having this improved/repared.

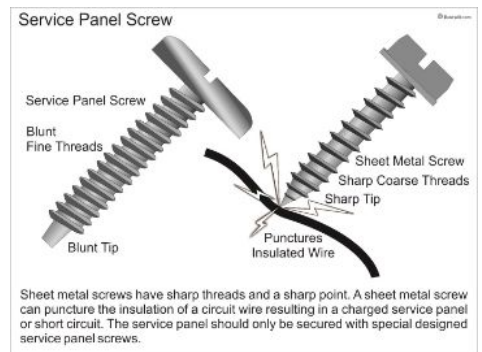
**The breaker serving the condensing coils unit 1 was oversized by 15 amps per the unit's manufacturer's data plate maximum rated breaker. We recommend having this repaired/replaced with an adequately sized breaker to prevent potential damage to the condensing coils.**



Top and side: Caulk missing at wall connection



Improper screw used



Sheet metal screws have sharp threads and a sharp point. A sheet metal screw can puncture the insulation of a circuit wire resulting in a charged service panel or short circuit. The service panel should only be secured with special designed service panel screws.

Proper screw to be used

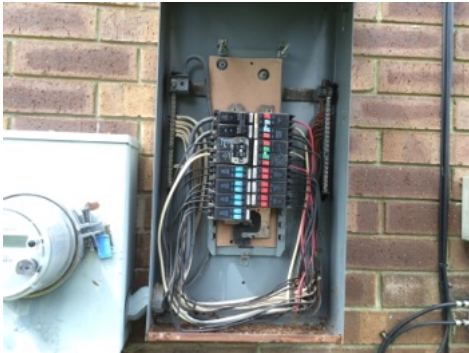
I=Inspected

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NP=Not Present

D=Deficient

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Left: service panel



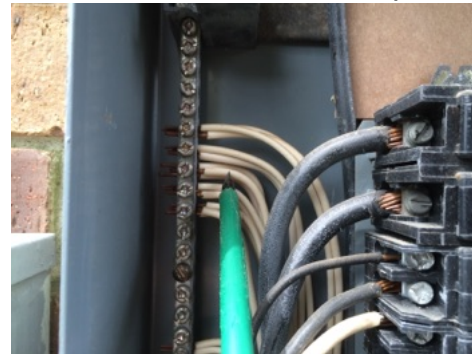
Conductor improperly color labeled



Condenser 1 max rated breaker 35 amps



Condenser breaker rated 50 amps



Multiple neutrals under the same terminal

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

Type of Wiring: Copper wiring  
Comments:

NOTE: We recommend all repairs on the electrical system and in the electrical panel be performed by a licensed, professional, competent and qualified electrician.

FIXTURES

All exterior fixtures exposed to the elements should be caulked at the wall connection to prevent water and insect intrusion. We recommend caulking.

Today's standards require having a globe cover protecting closet light fixtures. We recommend making the upgrade for improved safety.

The house was not equipped with enough smoke detectors. Today's standards require having them in every sleeping room, in the vicinity of the sleeping room and on each floor level. We recommend repair as this can be safety/fire hazard.

An inoperative light fixture was noted in the house. We recommend replacing the bulb. Should this not resolve the issue, we recommend having the fixture repaired/replaced. This was observed in the back at the motion light fixture.

OUTLETS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Note: Per today's construction standards, the home was not equipped with the required number of electrical outlets.

Today's standards require having a bubble cover on all exterior receptacle outlets exposed to the elements. We recommend making the upgrade.

A damaged outlet was noted at the time of inspection. We recommend having this replaced. This was observed in the dining area and bedroom 4.

A receptacle outlet was found to not be protected by a Ground Fault Circuit Interrupter (GFCI) receptacle. Today's standards require GFCI protected outlets be installed in basements, crawlspaces, garages, the home exterior and interior receptacles located within 6 feet of a plumbing fixture to avoid potential electric shock or electrocution hazards. We recommend having this repaired per today's standards. This condition was observed in the front, back and the kitchen at the outlet to the right of the range.

A Ground Fault Circuit Interrupter (GFCI) electrical outlet in the home did not re-set, was slow to re-set or made a buzzing sound when re-set. This is a safety issue. We recommend replacement of this GFCI outlet to ensure that it operates correctly when required. We observed this in the half bathroom,

At the time of the inspection, an electrical outlet/switch cover plate was not installed. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. We recommend a cover plate be installed. This was observed in the garage.

An outlet was noted with reverse polarity. This is when the neutral wire (white) and the hot wire (black) are reversed. We recommend having this corrected. This was observed in the dining room at the outlet under the window.



Around House: Caulk missing at fixture to wall connection



Closets: Globe missing



Rear: inoperable light fixture

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

I	NI	NP	D
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Exterior outlets: Bubbler cover recommended



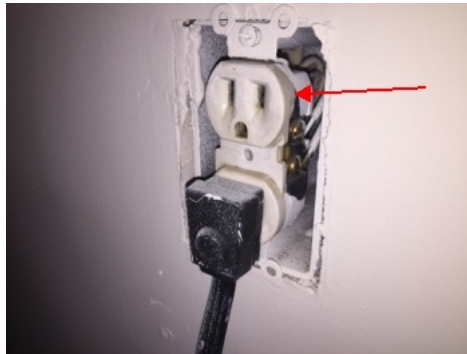
Bedroom 4: damaged outlet



Rear: outlet not GFCI protected



Had bath: faulty GFCI outlet- would not trip



Garage: missing cover plate at back wall



Dining room: reverse polarity at outlet under window

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central forced air, The furnaces were located in the attic

Energy Sources: The furnaces were gas powered

Comments:

NOTE: We recommend all maintenance/repairs to the HVAC system be performed by a licensed, professional, competent and qualified HVAC technician.

#### FURNACE OPERATION

The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from all supply air registers. No further equipment diagnostics were performed as part of this home inspection.

#### FUEL SUPPLY

The gas supply pipe to the furnace 1 contained no drip leg. A drip leg is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a drip leg is to prevent particulates or moisture



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

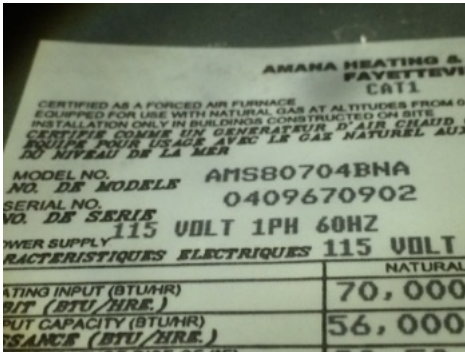
I	NI	NP	D
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from condensation from entering and clogging the furnace gas valve, which can cause the furnace to shut down. You may wish to consult with a local licensed, professional, competent and qualified HVAC technician concerning the advisability of installing a drip leg in the gas line.

**FILTERS**

The air filters were dirty and should be changed. Conventional filters should be checked every months and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.



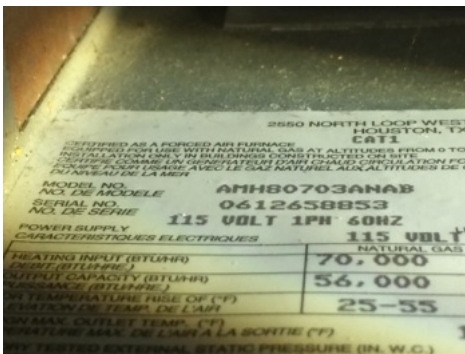
Furnace 1 model and serial numbers



Furnace 1 fired up



1st floor hot air temperature



Furnace 2 model and serial numbers



Furnace 2 fired up



2nd floor hot air temperature

I=Inspected

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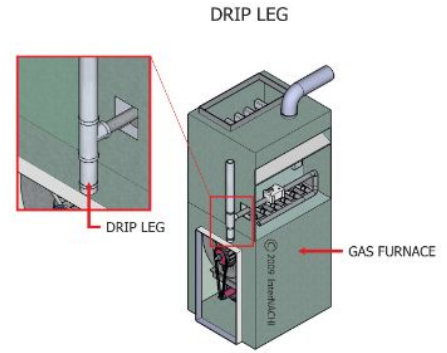
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1st floor air filter size 16x25



Unit 1: Missing drip leg



Drip leg installation



2nd floor dirty air filter size 16x25

X			X
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**B. Cooling Equipment**

Type of Systems: Central forced air, split system, The condensing coils were located in the left side yard, the evaporating coils were located in the attic.  
 Comments:

NOTE: We recommend all maintenance/repairs to the HVAC system be performed by a licensed, professional, competent and qualified HVAC technician.

**CONDENSER UNIT**

NOTE: Condensing coils and evaporating coils have a typical life expectancy of 10 to 15 years. The coils were approaching the end of their useful life. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement. This was noted for both units.

The breaker serving the condensing coils unit 1 was oversized by 15 amps per the unit's manufacturer's data plate maximum rated breaker. We recommend having this repaired/replaced with an adequately sized breaker to prevent potential damage to the condensing coils. (See Service Entrance and Panels section of this report)

Air flow to the air-conditioner condenser coils was restricted by dirt and the fins were damaged on the exterior which may limit the system ability to dissipate heat. The cabinet should be cleaned in order to maintain cooling system efficiency and avoid problems from overheating of the compressor. This was noted at unit 2.

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

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EVAPORATOR UNIT

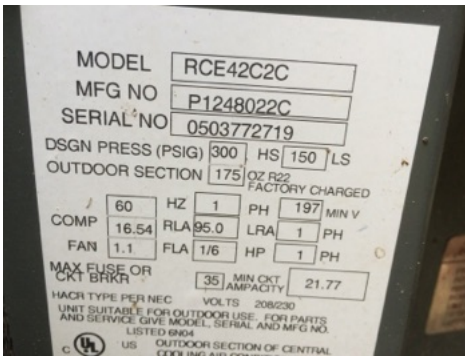
The primary condensate drain line cleanout did not have cap. We recommend adding one to prevent debris from clogging the line. This was noted at both units.

Testing the differential temperature of the supply (vent) air and the return (ambient) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 14.° f. & 21.° f. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed, professional, competent and qualified HVAC technician.

2nd floor temperature differential was 13 degrees.

The condenser unit 1 (left unit) did not respond to the thermostat. We recommend having the unit further evaluated and repaired/replaced as needed.

The temperature drop measured at the supply and return registers for the 2nd floor was lower than considered normal. This usually indicates that servicing is needed. A licensed, professional, competent and qualified HVAC technician should be consulted to further evaluate this condition and the remedies available for correction.



Condenser unit 1 model and serial numbers



Condenser unit 2 model and serial numbers



Unit 2: dirty with damaged fins



Evaporator unit 2 model and serial numbers



2nd floor: Return temperature



2nd floor: vent temperature



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Evaporator unit 1 model and serial numbers



Evaporator unit 1 clean coils



Evaporator unit 2 clean coils



Cap missing on primary condensate drain line cleanout

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct Systems, Chases, and Vents
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Comments:

#### IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter: Front of structure  
 Location of Main Water Supply Valve: Garage  
 Comments:

Static Water Pressure Reading: 65 psi

NOTE: We recommend all maintenance/repairs to the water supply system be performed by a licensed, professional, competent and qualified plumber.

#### STATIC WATER PRESSURE

Home water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection.

#### EXTERIOR

I=Inspected

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An exterior hose bibb did not have a back flow preventer. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are cheap and can be found in most home improvement stores. We recommend making the upgrade. This was observed on the right, and front.

A hose bibb had been lengthened and required support as it bent under the weight of a manifold attached to it. A temporary PVC pipe had been wedged under the manifold to support it. We recommend having this properly and permanently repaired. This was noted on the front.

### BATHROOM LAVATORIES

FYI: An under lavatory cabinet had water damage which appeared to be the result of past leakage. The moisture meter showed no elevated levels of moisture present in the cabinet floor at the time of the inspection indicating that the source of leakage may have been corrected. We observed this in bathroom 1 under the right lavatory.

MAINTENANCE: A stopper was not functional at a bathroom lavatory/tub. We recommend having stoppers adjusted or repaired to retain water as it is designed. This was noted in bathroom 1 at the right lavatory and the left lavatory in bathroom 2.

### BATHTUBS

All shower and bathtub handles, faucets, spouts and shower heads should be caulked at the wall. Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

We recommend having an escutcheon plate sealed/caulked to the wall to prevent water intrusion into the wall where it can cause damage. This was observed in bathroom 1 and 2.

Deteriorated caulking/grout was noted, which may allow damage from moisture intrusion of the wall assembly at a bathroom. We recommend having this recaulked. We observed this in bathroom 1 and 2.

We observed a leak at a shower head at the time of inspection. We recommend having this repaired. This was found in bathroom 2.

We observed water leaking at the glass wall connection to the tile at the back of the tub when the shower was on. We recommend having this repaired.

### TOILETS

FYI: There was improper clearance at a bathroom toilet. There should be 15" of clearance on the sides to the center of the toilet. This may not have been required at the time of construction or due to remodeling of the bathroom. This



I=Inspected

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was observed in the half bathroom.

A drip like sound was observed coming from a bathtub. We were unable to confirmed the exact location of this sound as there was no access to under the tub. We recommend having this further evaluated and repaired as needed. This was noted in bathroom 1.

### BATHROOM FAUCETS

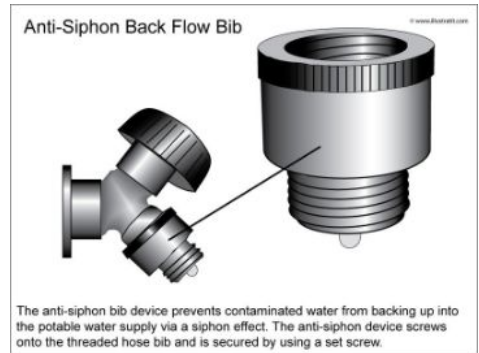
A dripping faucet was noted in a bathroom. We recommend repair to prevent damage to lavatory or structure. This was observed in bathroom 2 at the right lavatory.



Static Water Pressure



Right: Back flow preventer recommended



Back flow preventer



Garage: Main Water Shutoff Valve



Front: improper support



CLICK VIDEO TO PLAY: bathroom 1 noise coming from empty bathtub

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D=Deficient

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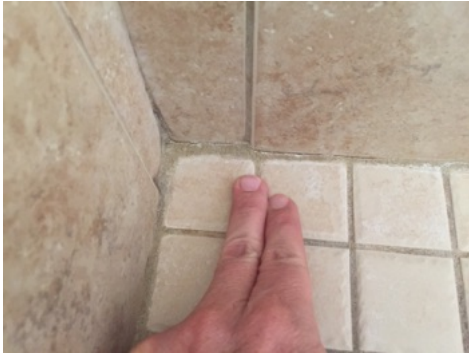
Bathroom 1: water damage - dry at the time of inspection



Bathroom 1: drain stop would not retain water at right lavatory



Bathroom 1: missing caulk at wall protrusions



Bathroom 1: deteriorated grout/caulk at tub and shower



Bathroom 2: leak at shower head



Bathroom 1: leak at shower glass connection to tub



Bathroom 2: water dripped at right faucet

X			X
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B. Drains, Wastes, and Vents

Comments:

MAIN CLEANOUT

The main cleanout was located on the rear.

BATHROOMS

There was no hatch provided for access to bathtub plumbing in bathroom 1. A hatch should be provided to allow for inspection, service and repair of tub.

I=Inspected

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D=Deficient

I	NI	NP	D
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FYI: Main Cleanout located on the rear

X			X
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C. Water Heating Equipment

Energy Source: Water heater was gas powered, located in the attic  
 Capacity: Unit was 40 gallons  
 Comments:

NOTE: We recommend all maintenance/repairs to the water heating equipment be performed by a licensed, professional, competent and qualified plumber.

FUEL SUPPLY

The gas supply pipe contained no drip leg. A drip leg is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a drip leg is to prevent particulates or moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down. You may wish to consult with a local licensed, professional, competent and qualified plumber concerning the advisability of installing a drip leg in the gas line.

PRESSURE RELIEF VALVE

**WARNING: REINSPECTION OF T&P RELIEF VALVE:** Temperature and Pressure Relief Valves should be reinspected AT LEAST ONCE EVERY THREE YEARS by a licensed plumbing contractor or authorized inspection agency, to insure that the product has not been affected by corrosive water conditions and to insure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. Do not attempt to conduct this inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. **FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.**

DRIP PAN

Debris/insulation was noted in the safety pan. We recommend this be cleared to prevent the drain line from clogging.



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

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**GENERAL CONDITION**

The water heater was shut off at the time of the inspection and was not operated. The inspection was for this reason limited to a visual examination of accessible components. You may wish to ask the seller about its operation and have the water heater inspected by a qualified technician once the water heater is commissioned (made operational).

**WATER PIPE CONNECTIONS**

A small leak was observed at the cold water supply. We recommend repair.



Model and Serial numbers



FYI: Test TPR Valve yearly



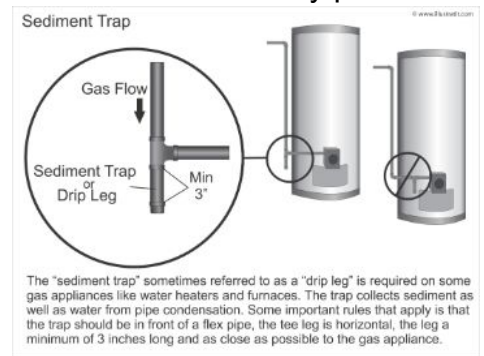
Debris in safety pan



Leak at cold water supply



Missing drip leg



Drip leg installation

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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**Comments:**

NOTE: We recommend all maintenance/repairs to the hydro-massage therapy equipment be performed by a licensed, professional, competent and qualified plumber.

There was no hatch provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.



I=Inspected

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D=Deficient

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Whirlpool on with no access panel to pump/drain line

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E. Other

Materials:  
Comments:

### V. APPLIANCES

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

Comments:

The dishwasher was operated through a normal cycle and was functioning as intended at the time of the inspection. The spray arms rotated and the water drained.

The door rubbed on the left side which made it somewhat difficult to close. We recommend having this adjusted.



Model and Serial numbers



Cycle completed, spray arms rotated and water drained



Door rubbed on left side

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B. Food Waste Disposers

Comments:

The garbage disposer was functioning as designed under its normal operating

I=Inspected

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D=Deficient

I	NI	NP	D
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mode, at the time of the inspection.



Model and Serial numbers

C. Range Hood and Exhaust Systems

Comments:

The range top had a re-circulating vent. The air is filtered, and then it is re-deposited in the kitchen. Most vent-hood appliances, especially ones that use gas, will have a flue which is terminated outside of the house to remove combustion products, moisture, grease, and heat. The installation of a flue will also lower your electric bill during the hot months.



Model and Serial numbers

D. Ranges, Cooktops, and Ovens

Comments:

RANGE

The cooktop functioned as intended under its normal operating mode at the time of inspection.

The oven was turned on bake with the thermostat set on 350 degrees. The unit heated within the acceptable 25 degrees range with a temperature of degrees.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Range model number



Oven light on set at 350 degrees



All burners on high

E. Microwave Ovens

Comments:

The microwave was functioning as designed under its normal operating mode, at the time of the inspection.



Microwave on

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Although the bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels especially in the summers when opening the windows would not be recommend due to elevated outdoor humidity. Elevated moisture levels may cause a number of problems, such as deterioration of materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. We recommend you consider installation of an exhaust fan in this bathroom to prevent problems from excessively high humidity. This was observed in the half bathroom and bathroom 1 and its water closet.

G. Garage Door Operators

Door Type: Roll-up door

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

I	NI	NP	D
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Comments:

FONCTION

The garage door opener was functioning as designed under its normal operating mode, at the time of the inspection.

AUTOMATIC OPENER SWITCH

The garage door push-button switch was lower than the recommended 5-foot minimum height above the standing surface. This condition is potentially dangerous to children. We recommend that the switch be raised for safety reasons.



Switch too low

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Other
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Observations:

DOORBELL

The doorbell did not operate at the time of the inspection. We recommend having this repaired.

WINE REFRIGERATOR

The doors were locked at the wine refrigerator at the time of inspection. We were unable to properly inspect this. We recommend having having this inspected when the doors are unlocked.



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NP=Not Present

D=Deficient

I	NI	NP	D
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Doorbell inoperable



Wine refrigerator: doors locked - no key provided

STRUCTURAL SYSTEMS		
Page 10 Item: E	Walls (Interior and Exterior)	<p>Elevated moisture was found under a window at the time of inspection. We were unable to determine the cause. We recommend this further investigated and have any necessary repairs made. This was found in the foyer under both windows and the game room under the right corner of the right window.</p>
Page 12 Item: F	Ceilings and Floors	<p>A thermal anomaly was observed with an infrared thermal imager. The area was confirmed with a moisture meter to have elevated moisture. We recommend repairs to the problem moisture source. This was noted in the garage under the bathroom 1 tub and bathroom 2 rear right side of the ceiling.</p> <p>The floor boards in the front room had uneven edges as they somewhat uplifted. This was indicative a moisture. A thermal anomaly was revealed with an infrared thermal imager and elevated moisture was confirmed with a moisture meter. We recommend having this further evaluated to determine the source of the moisture and repaired as needed.</p>
Page 15 Item: H	Windows	<p>The windows on the 2nd floor were installed less than 24 inches from the floor. This is a safety hazard especially for small children. A window guard should be installed to keep the windows from opening more than 4 inches.</p> <p>We observed patchwork with elevated moisture at a window at the time of inspection. We recommend having this further investigated to determine the cause and have any necessary repairs made. This was found in the front room at the right window.</p> <p>Elevated moisture was noted near or at a sill. The cause for the moisture should be determined and repairs undertaken, if necessary, to prevent structural damage. This was observed in the front room at the left and right windows, breakfast nook at both corners, the living room at both windows, the office at all 3 windows, bedroom 2 at the left corner of the right window and bathroom 1 at the corner of the windows.</p>
ELECTRICAL SYSTEMS		
Page 19 Item: A	Service Entrance and Panels	<p>The breaker serving the condensing coils unit 1 was oversized by 15 amps per the unit's manufacturer's data plate maximum rated breaker. We recommend having this repaired/replaced with an adequately sized breaker to prevent potential damage to the condensing coils.</p>

Page 21 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>A receptacle outlet was found to not be protected by a Ground Fault Circuit Interrupter (GFCI) receptacle. Today's standards require GFCI protected outlets be installed in basements, crawlspaces, garages, the home exterior and interior receptacles located within 6 feet of a plumbing fixture to avoid potential electric shock or electrocution hazards. We recommend having this repaired per today's standards. This condition was observed in the front, back and the kitchen at the outlet to the right of the range.</p> <p>A Ground Fault Circuit Interrupter (GFCI) electrical outlet in the home did not re-set, was slow to re-set or made a buzzing sound when re-set. This is a safety issue. We recommend replacement of this GFCI outlet to ensure that it operates correctly when required. We observed this in the half bathroom,</p> <p>At the time of the inspection, an electrical outlet/switch cover plate was not installed. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. We recommend a cover plate be installed. This was observed in the garage.</p> <p>An outlet was noted with reverse polarity. This is when the neutral wire (white) and the hot wire (black) are reversed. We recommend having this corrected. This was observed in the dining room at the outlet under the window.</p>
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## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 25 Item: B	Cooling Equipment	<p>The condenser unit 1 (left unit) did not respond to the thermostat. We recommend having the unit further evaluated and repaired/replaced as needed.</p> <p>The temperature drop measured at the supply and return registers for the 2nd floor was lower than considered normal. This usually indicates that servicing is needed. A licensed, professional, competent and qualified HVAC technician should be consulted to further evaluate this condition and the remedies available for correction.</p>
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## PLUMBING SYSTEM

Page 28 Item: A	Plumbing Supply, Distribution System and Fixtures	<p>A drip like sound was observed coming from a bathtub. We were unable to confirmed the exact location of this sound as there was no access to under the tub. We recommend having this further evaluated and repaired as needed. This was noted in bathroom 1.</p> <p><b>BATHROOM FAUCETS</b></p> <p>A dripping faucet was noted in a bathroom. We recommend repair to prevent damage to lavatory or structure. This was observed in bathroom 2 at the right lavatory.</p>
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Page 31 Item: C	Water Heating Equipment	<p><b>GENERAL CONDITION</b></p> <p>The water heater was shut off at the time of the inspection and was not operated. The inspection was for this reason limited to a visual examination of accessible components. You may wish to ask the seller about its operation and have the water heater inspected by a qualified technician once the water heater is commissioned (made operational).</p> <p><b>WATER PIPE CONNECTIONS</b></p> <p>A small leak was observed at the cold water supply. We recommend repair.</p>
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