

Total Home Inspection

Property Inspection Report



615 E Cypresswood Dr, Spring, TX 77373
Inspection prepared for: Wemberth Ferraz
Real Estate Agent: Sophia Yapo -

Date of Inspection: 10/7/2019 Time: 9:00 AM
Age of Home: 1971 Size: 2658
Weather: Cloudy - 80s/90s

Home was not occupied at the time of inspection. Directional statements are from the perspective of standing at the front door looking in. Seller's disclosure was not supplied to this inspector.

Inspector: Anthony Cavaliero
License #20473
610 Ames Street, Spring, TX 77373
Phone: 281-362-5489
Email: info@total-home-inspection.com
www.total-home-inspection.com



TOTAL HOME INSPECTION

PROPERTY INSPECTION REPORT

Prepared For: Wemberth Ferraz
(Name of Client)

Concerning: 615 E Cypresswood Dr, Spring TX, 77373
(Address or Other Identification of Inspected Property)

By: Travis Freethy #22393 10/7/2019
(Name and License Number of Inspector) (Date)

Anthony Cavaliero, License #20473
(Name and License Number of Sponsoring Inspector)

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.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR EXCLUSIVE USE. USE OF THIS REPORT BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED. RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED.

It is the intention and purpose of the inspection and of this report to INFORM YOU EXCLUSIVELY of the observations and opinions of the inspector, made on the day and at the time of the inspection, as to the condition and performance of the structure inspected. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

SCOPE:

This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of any item or object that would obstruct visual observation. The comment of "inspected" noted by any section of this report means that, at a minimum, all parts and components of that section listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. These standards are treated as minimums and they do not limit the ability of the inspector to inspect or comment on the property as the inspector deems appropriate. Any item not capable of being seen at the time of the inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:

- 1) boring, digging or probing the soil or structure
- 2) location or effects of geological faults or of any underground structure or object
- 3) location of gas lines and/or systems
- 4) presence of asbestos and/or radon gas
- 5) lead based paint and/or products made from or containing lead
- 6) adequacy of site drainage
- 7) opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
- 8) determination of the presence or health effects of molds, mildew, etc.
- 9) additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or chinese or defective drywall or foreign or chinese or defective building materials.

NOTE: No environmental inspections of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and/or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to asbestos, lead, formaldehyde, mildew, molds, fungi, etc. are specifically excluded from the inspection and from this report. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

Items not specifically noted as "inspected" in the following report are not cover by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by the lack of notation. No verbal statements by the inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. This is not intended to be an exhaustive evaluation of the structure, nor is it intended to be a total list of defects, existing or potential. No inspection or advice is given regarding the need for continuing or future maintenance of the structure or grounds. The inspector does not take care, custody or control of the structure at any time. If the house is occupied at the time of the inspection, it

is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller's disclosure form. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

STRUCTURAL INSPECTION

The purpose of a structural inspection is to perform a visual inspection, in a limited period of time, of the structural components of the building and to express an opinion as to whether, in the sole opinion of the inspector, they are performing satisfactorily or are in need of immediate repair. The main objective of the inspection and of this report is to better appraise you, our client, of the conditions existing at the time of the inspection. We cannot and do not represent or warrant that the structure, or any of its parts or components, will continue to perform satisfactorily in a manner that will be acceptable to you or that they will continue to perform the function for which they were intended. We do not represent or warrant that the future life of any item will extend beyond the time of this inspection.

MECHANICAL REPORT

This limited visual inspection was performed, for the exclusive use of the client, with the intent of observing and reporting deficiencies apparent at the time of the inspection without disassembly of any unit or item inspected. This inspection was made of the physical condition of electrical switches, cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable condition, was operated in at least one, but not necessarily every, mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical system or systems, it is recommended that a qualified electrician be consulted. It is emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection.

This inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as "inspected" mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items not noted as "inspected" in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term "No Comments" indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

INSPECTIONS OF GAS LINES AND/OR SYSTEMS OR FOR THE PRESENCE OF ASBESTOS, LEAD PAINT, PRODUCTS CONTAINING LEAD, RADON GAS OR OTHER ENVIRONMENTAL HAZARDS, INCLUDING MOLDS, MILDEWS OR FUNGI, ARE SPECIFICALLY EXCLUDED.

This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and no warranty or guarantee of subsequent performance of condition of said items is being made by the inspector. The inspector is limited solely to those items specifically indicated herein above and is also limited to patents, open and obvious defects which are readily ascertainable by the visual inspection without the need to disassemble any items or remove wall coverings or other areas hidden from view. This inspection report does not guarantee concurrence with city building and electrical codes.

By acceptance of this inspection report, the client paying for the inspection waives any and all claims

for damages, costs, expenses, repairs, or other liabilities against Total Home Inspection or Anthony Cavaliero #20473 (the inspector) arising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence. Our intent is to reduce the clients risk associated with this transaction however we cannot eliminate all risk nor will the company assume the clients risk. An inspector is a generalist and does not claim to be an expert in any one area or field. The inspection is to provide an opinion on specific items and their function during the time of the inspection only. In the event that a qualified licensed contractor or expert disagrees with statement(s) in this report, it is suggested they provide written documentation supporting their opposition and sign their name to it.

This inspection report is the sole property of the person requesting and paying for it and will only be distributed to other persons as third party for inspection purposes and the inspector assumes no liability for such use. No other person or entity may rely on the report issued pursuant to this Agreement. Any person, not a party to this inspection report and this Agreement, cannot make a claim against the company, its employees or agents, arising out of the services performed under this Agreement and agrees to indemnify, defend and hold harmless the company, its employees or agents, from any and all damages, costs and attorneys fees arising from such a claim. The client should notify the company within 24 hours of discovery, of any items or items in question considered to have been overlooked, underreported, etc. due to gross and willful negligence by the inspector. If a repair is needed for the item in question the repair must be delayed to give the company time to reexamine the item(s) or the item(s) will not be considered as a valid complaint and render this contract null and void between the client and the company. If the repair item(s) in question must be resolved prior to an inspector from the company being present then a minimum of 5 different, clear, digital photos must be taken, including a time and date stamp affixed to the photos, of each item in question or the terms in this inspection contract agreement will be considered violated. If any term(s) in this agreement is/are violated this contract is null and void and the company assumes no responsibility for the home listed in this inspection report.

Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court.

Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client. Acceptance of this report confirms your acceptance of all the conditions contained in this report.

In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from the unsuccessful party, reasonable and necessary attorney's fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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:

• About Foundations:

Two common Foundation types are a concrete slab or a pier and beam foundation. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Most parts of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We always recommend further evaluation by a qualified foundation company if there are any concerns with the condition or future performance of the foundation. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Opinion: Foundation appeared to be a monolithic slab. Some evidence of foundation settlement was observed, such as: brick/mortar cracks; doors not latching. Foundation settlement did not appear to be excessive and foundation does not appear to be in need of immediate repair. Foundation settlement may be acceptable for a house of this age and type of construction. For further evaluation we recommend consulting with a qualified foundation specialist.

After a thorough visual inspection of areas not obscured by vegetation, grade and floor coverings, it appeared that the foundation was performing as intended at the time of inspection.

• Most of the foundation was not visible due to landscaping and vegetation.

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B. Grading & Drainage

Comments:

• About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage mold growth. As a general rule gutter down pipes should drain away from the house and terminate at least 5 feet from the foundation and the ground should slope 6" in the first 10' away from the house. Clearance to wall siding should be at least 4" for brick and 6" for siding. Grading and drainage is inspected visually around the site. Any adverse conditions will be noted. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Buyer needs to be aware that tree root systems can adversely affect the stability of a foundation system by extracting moisture from the soil supporting the foundation. Roots may be pruned and then root barriers may be installed to prevent these roots from encroaching on the foundation. Tree limbs can also be cut back or thinned so they don't over hang over the roof and to reduce moisture demands from the trees.

• There were cracks on flat work around the home.

• Slab exposure at some areas should be increased. Common building code calls for 4" exposure to brick and 6" exposure to siding.

• Negative grade was noted at the back of the home. This condition may cause rain water to build up at the rear of the home. Slope of grade should be away from the home.



Slab exposure at some areas should be increased. Common building code calls for 4" exposure to brick and 6" exposure to siding.

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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composite shingles.

Viewed From: Remote Piloted Drone

Comments:

• About Roof Coverings:

The roof consists of many different systems and layers that come together to keep water from penetrating the structure. These systems include the actual roof covering, underlayment, metal flashing, sheathing and rafters. The roof is inspected visually and is limited to visual and accessible areas of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy or the potential for future problems. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Shingle surface showed a significant degree of deterioration and age. Roof appears to be functioning as intended but we recommend evaluation by a qualified roofing professional to determine remaining life of roof covering.

• Some areas of the roof surface appeared to be uneven.

• Siding was touching the roof surface at multiple areas. In our opinion, siding should be at least 1" from the roof surface.

• Tree debris should be cleared from valleys to allow unimpeded flow of rain water.

• Exposed screws in satellite dish bracket should be sealed.

• PVC is not intended for exterior exposure to UV light. PVC vent pipes were not painted above the roof surface and may deteriorate.



Structural Systems Roof Covering Materials



Siding was touching the roof surface at multiple areas. In our opinion, siding should be at least 1" from the roof surface.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attic
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Approximate Average Depth of Insulation: Insulation is approximately 8 inches deep, approximately rated at R-19.
 Approximate Average Thickness of Vertical Insulation: Insulation is 4 inches deep
 Comments:

• About Roof Structure and Attic:

The attic is important for many reasons, the attic is the key to having an energy efficient house. Insulation in the attic should be a minimum of R30. There should be sufficient air flow or some sort of humidity control in all confined areas of a home. Net opening should be approximately 1/150th of vented area, however, no measurements were taken as a part of the inspection. Also visible in the attic are the structural components and decking of the roof. Inspectors can visibly inspect these components in areas that are accessible and safe to enter. Many elements of the roof and attic are hidden or inaccessible and there is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend a qualified professional for further evaluation and diagnosis if there are concerns.

• Note: Methods for framing the roof system can at times be very complex. and there are often isolated areas of mis-fit rafters or other framing members (associated with workmanship or the quality of materials used) that do not substantially affect the over all structure integrity of the roof frame. It has been the experience of the inspector that roofs are seldom constructed exactly as they should be or to a universally accepted standard and isolated deficiencies do not threaten the structural integrity of the roof.

• Attic was observed from the floored area of the attic.

• Fiberglass batt insulation is rated at approximately R-19 based on visual inspection.

• Some parts of the attic were not inspected due to lack of access.

• Roof structure was stick framed with 2x6 rafters on 24" centers with 2x6 purlin and 2x8 ridge boards with Plywood decking.

• Full size attic entry was removed.

• Attic access doors were inadequately sealed and insulated.

• Attic entry opening was too small and was not properly accessible. Common building code requires attic access opening be large enough to allow the largest piece of attic equipment to be removed or replaced; but not smaller than (or a minimum of) 22"x 30". Attic access was measured to be 20.5" x 17.5"

• Low level of insulation and in need of improvement for better efficiency. 12+ inches of insulation or an R38 or higher is recommended.

• There was missing/displaced insulation in multiple walls.

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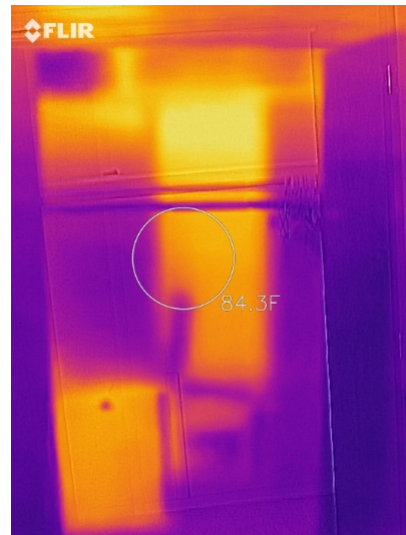
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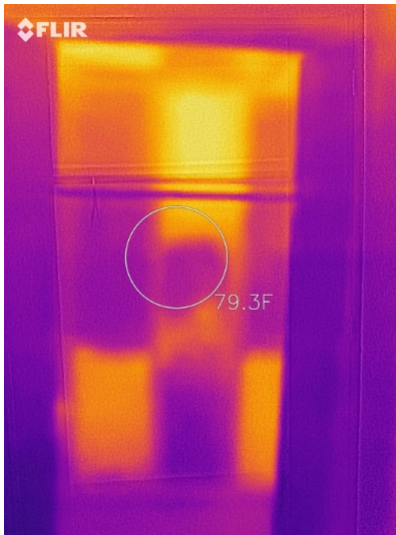
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials: Exterior walls were wood frame with brick veneer and wood siding and trim.. Interior walls are covered with painted drywall.

Comments:

- About Interior and Exterior Walls:

Walls will be visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed within the wall and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations, personal items and landscaping will be considered inaccessible and are not a part of the inspection. Inspectors will note any accessible and visible problems that could indicate a more serious issue. There is no additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or defective drywall or foreign or defective building materials. If there are any concerns regarding environmental factors the client should consult with a certified professional in these areas. Texas law does not allow an inspector to identify and report on things such as mold, insects or other environmental factors. This inspection is not a pest or wood destroying insect inspection and we do not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Cosmetic discrepancies including small gaps at mitered corners of base and case moldings and some separation of base and wall joints in some areas. These types of minor damages are expected and may be resealed and painted as required
- Brick/ mortar cracks were observed on the left and right sides. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.
- Deterioration of trim/siding was observed at the left, front and back sides of the home.

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Deterioration of trim/siding was observed at the left,



Brick/ mortar cracks were observed on the left and right sides. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Ceiling Materials: Ceiling is covered with painted drywall. Floor surfaces were wood veneer, carpet, and tile.

Comments:

• About Ceilings and Floors:

Ceilings and floors will be visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed or inaccessible and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations and personal items will be considered inaccessible and are not a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Cosmetic discrepancies including small gaps at mitered corners of base and case moldings and some separation of floor and wall/trim joints in some areas. These types of minor conditions are expected and can be sealed.

• Cosmetic discrepancies including small gaps at corners of trim and moldings and some separation of ceiling and wall/trim joints in some areas. These types of minor conditions are expected and can be sealed.

• **Cracked tiles observed in the 2nd level guest bathroom.**



Cracked tiles observed in the 2nd level guest bathroom.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

• About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should work as well. Garage doors should operate smoothly and safely. Automatic reversing devices and photo eyes are checked as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Weatherstrip was missing or damaged at the entry doors.
- Some 2nd level doors were not square and contacting the frame and may require adjustment.
- Some doors were missing stoppers; door or wall damage can occur as a result.
- Door hardware was loose at some doors around home.



Weatherstrip was missing or damaged at the entry doors.



Some 2nd level doors were not square and contacting the frame and may require adjustment.

I=Inspected

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D=Deficient

I	NI	NP	D
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Some doors were missing stoppers; door or wall damage can occur as a result.

Door hardware was loose at some doors around home.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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Window Types: Windows are made of aluminum with single hung spring, or sliding mechanisms with single pane glazing. Front windows had additional storm windows installed on the exterior.

Comments:

• About Windows:

Accessible windows are inspected for general functionality. Windows are examined for broken seals, weather stripping and safety glass in proper locations. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional if there are concerns.

- Some windows had gaps in the caulk seal around the framing/drywall junction and require a caulking upgrade.
- Some windows were missing screens.
- The bedroom windows were too high. This could prevent emergency egress from the room. Common building code specifies windows be no more than 44"H.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Some windows had gaps in the caulk seal around the framing/drywall junction and require a caulking upgrade.

The bedroom windows were too high. This could prevent emergency egress from the room. Common building code specifies windows be no more than 44"H.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

• About Stairs:

Stairs are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted in the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Handrails should span from top to bottom of the stairs.



Handrails should span from top to bottom of the stairs.

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

I	NI	NP	D
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J. Fireplace/Chimney

Locations: Fireplaces are located in the living room.

Types: Fireplace is mason built with gas starter.

Comments:

• About Chimneys:

Visible and accessible portions of the chimney are inspected. Any observed defects are noted in the inspection report. Examples of inspected parts include the firebox, flue, lintel, fuel source, **combustion air**, hearth extension, combustibles and attic penetration. Exterior parts include the chimney extension, spark arrestor, chimney cap and crown. Drafting of the chimney is not tested. We always recommend a complete examination and cleaning (if needed) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Brick in the fire box was missing mortar. Gaps and crevices should be re grouted to prevent embers from escaping.
- Gas starter was present and damper should be blocked open with the presence of gas accessories.



Brick in the fire box was missing mortar. Gaps and crevices should be re grouted to prevent embers from escaping.



Gas starter was present and damper should be blocked open with the presence of gas accessories.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

• About Porches, Balconies, Decks and Carports:

Any porch, balcony, deck or carport that attaches or abuts to the main structure and is used for ingress and egress is included in the inspection. Detached structures and out buildings are not included. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional if there are concerns.

• The porches were in overall fair condition with some maintenance needed.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
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Materials:

Comments:

• Fence in the back yard appeared to be weathered with damaged and rotted pickets, loose posts and loose panels.

II. Electrical Systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations: Electrical panel is located in the garage.
 Materials & Amp Rating: Stranded Aluminum Wiring • 200 amp
 Comments:

- About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Branch and service wiring can be partially observed in the service panel. Inspectors may attempt to remove the cover if deemed safe by the inspector to do so. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector in no way assesses the present or future capacity of the electrical system or accuracy of the device labeling. The inspector also does not verify the effectiveness of or operate any overcurrent devices. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.
- 3 wire 120/240v service aerial feeds electrical panel with #2 AWG stranded Copper wire which is rated for 150 amps. The main disconnect breaker was 200 amps. The GE cabinet appeared to be grounded and neutrals/grounds were bonded. Trip ties appeared to be installed properly.
- Electrical panel in garage was not accessible for inspection.
- **AFCI** breakers were not installed due to original construction practices. Per the 2008 NEC (National Electric Code) AFCI breakers are required in all 15 and 20 amp circuits supplying power to household outlets.
- All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of particular circuit.
- Main Breaker in electric panel is labeled as 200 amps. Wire size appears to be #2 Copper and is rated for 150 amps. Breaker is possibly oversized. Recommend further evaluation by a licensed electrician.
- White wires were connected directly to breakers in the panel. Typically white wires should be designated as neutral only. These should be marked appropriately.
- There were neutral/ground wires in the panel that were sharing spots on the bus bar.
- There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted.
- There is wiring entering the panel without the proper protective bushings. Wiring that enters the panel should be protected where it enters the panel by a bushing to prevent the sharp edges of the panel box from damaging the wiring.

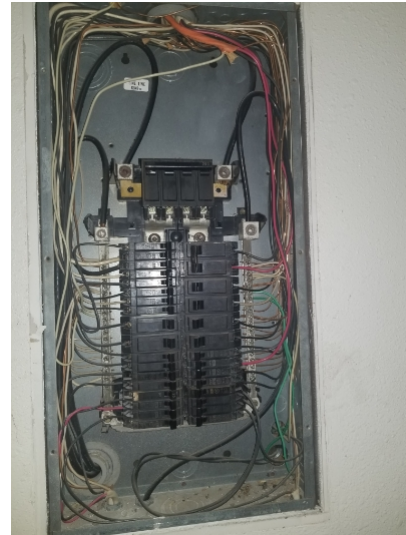
I=Inspected

NI=Not Inspected

NP=Not Present

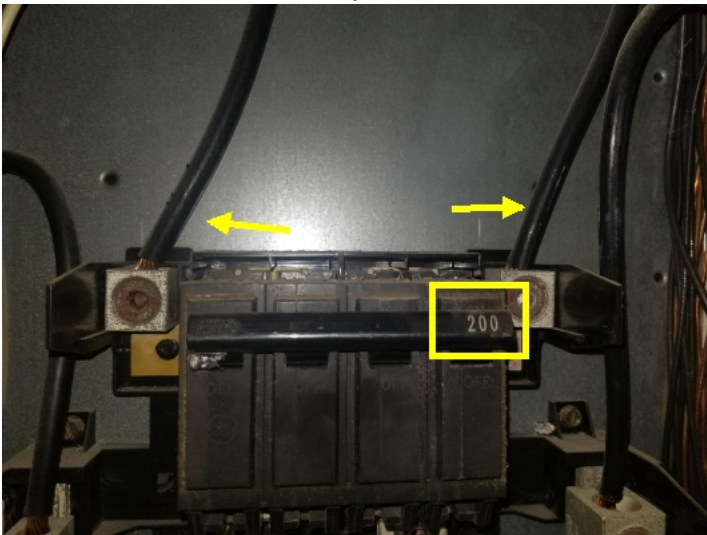
D=Deficient

I	NI	NP	D
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All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of particular circuit.

Electrical Systems Service Entrance and Panels



Main Breaker in electric panel is labeled as 200 amps. Wire size appears to be #2 Copper and is rated for 150 amps. Breaker is possibly oversized. Recommend further evaluation by a licensed electrician.

White wires were connected directly to breakers in the panel. Typically white wires should be designated as neutral only. These should be marked appropriately.

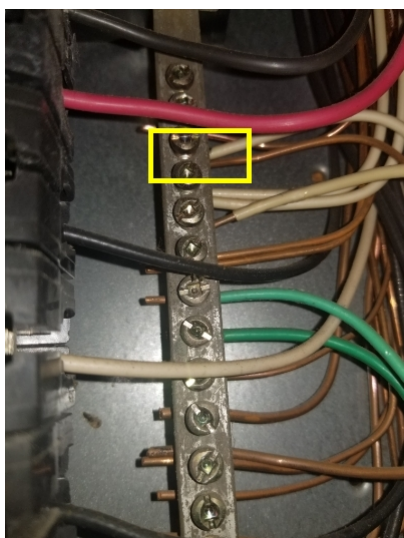
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NI=Not Inspected

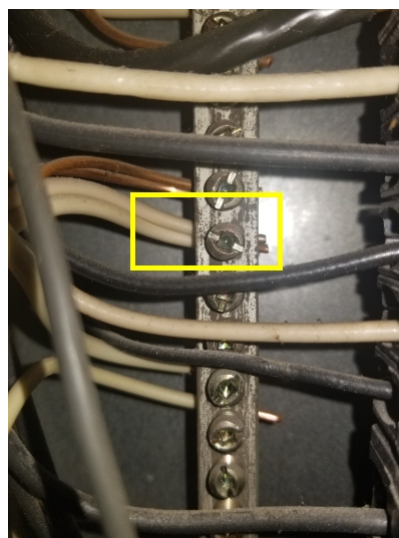
NP=Not Present

D=Deficient

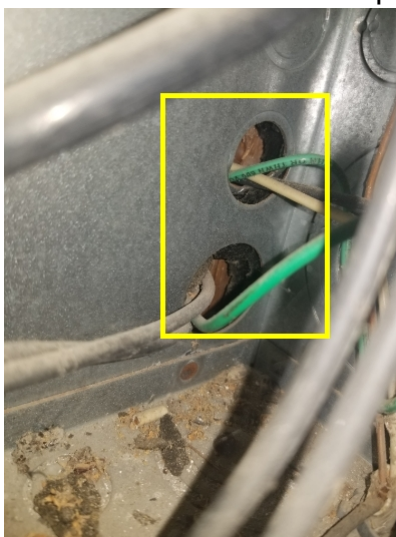
I	NI	NP	D
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There were neutral/ground wires in the panel that were sharing spots on the bus bar.



There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted.



There is wiring entering the panel without the proper protective bushings. Wiring that enters the panel should be protected where it enters the panel by a bushing to prevent the sharp edges of the panel box from damaging the wiring.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- About Branch Circuits, Connected Devices and Fixtures:

Visible and accessible portions of the electrical system are included in the inspection. The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. **GFCI** and AFI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted; their effectiveness, interconnectivity or suitability for the hearing impaired are not inspected. Low voltage systems and disassembly of mechanical appliances are not included in the inspection. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- We do not inspect or analyze the operation and condition of any exterior lighting (security, yard landscaping, trees, etc.). We suggest consulting with current owner for detailed information on location and operation/maintenance of these fixtures.

- **GFCI outlets were not present and functioning in the kitchen, bathrooms, garage and exterior.**

- **Outlet cover was missing in the living room at the fireplace.**

- **Open incandescent lighting was located in some closets and may be a fire hazard.**

- **Fixture was not functioning in the master closet. Light bulbs were not tested.**

- **Smoke alarms were not present and functioning on all levels and in all bedrooms and adjacent areas.**

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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GFCI outlets were not present and functioning in the kitchen, bathrooms, garage and exterior.

Outlet cover was missing in the living room at the fireplace.



Open incandescent lighting was located in some closets and may be a fire hazard.



Fixture was not functioning in the master closet. Light bulbs were not tested.

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of System: Furnace located in the attic.

Energy Source:

Comments:

- Furnace in attic was not accessible for inspection.

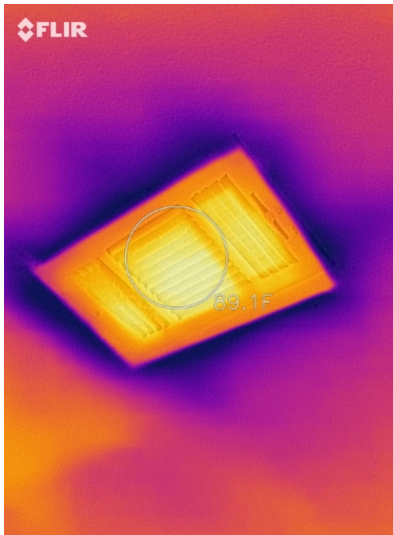
I=Inspected

NI=Not Inspected

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Heating, Ventilation and Air Conditioning Systems Heating Equipment

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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Type of System: AC **evaporator** unit was located in the attic. • AC condensing unit was located on the exterior.

Comments:

• About Cooling Equipment:

The cooling unit is designed to cool and circulate the inside air throughout the house. Central air conditioning units often work in conjunction with central heating systems. The inspector will operate the cooling equipment if it is safe to do so and it is greater than 60 degrees outside. Inspectors will visually inspect the cooling unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing of the unit, uniformity of the air supply, types of insulation, proper refrigerant charge or leaks in the system. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Condensing unit manufactured by in . Unit appeared to be ton, using refrigerant. Based on manufacturer's label: max amps on the breaker should be and was connected to a amp breaker.
- AC appeared to be cooling properly. Temperature differential measured (74-56=18) between air supply and registers. Typical range should be 15 to 20 degrees.
- We recommend regular seasonal maintenance including cleaning coils and drains, leveling equipment and sealing leakages in duct work; performing heater service before each cooling or heating season.
- Advise to check records for service of these units. If records are not available we recommend cleaning and service by an HVAC professional.
- Evaporator in attic was not accessible for inspection.
- **Wall should be sealed at the AC line entry point.**

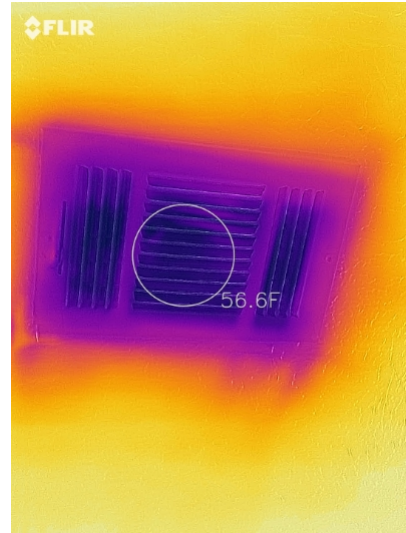
I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Wall should be sealed at the AC line entry point. AC appeared to be cooling properly. Temperature differential measured (74-56=18) between air supply and registers. Typical range should be 15 to 20 degrees.

C. Duct System, Chases, and Vents

Comments:

- About Duct Systems, Chases and Vents: Inspector will observe air ducts, chases and registers. Any visible deficiencies in the duct system, chases or vents will be reported. Overall ventilation in the house and attic is very important for the overall health of the structure. Proper ventilation can help control moisture levels and vent out harmful gases. This inspection is not a mold or air quality inspection. Texas law does not allow an inspector to identify and report on things such as mold or insects. Environmental and mold investigations should only be conducted by certified and trained professionals in this area. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.
- Ductwork in attic was not accessible for inspection.
- Some registers appeared to be dirty around the home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Some registers appeared to be dirty around the home.

IV. Plumbing Systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter: Right front corner of the property.

Location of Main Water Supply Valve: Right side of house.

Comments:

• About Plumbing Systems:

The plumbing system of a home includes water supply, plumbing drains, plumbing vents and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. Drainage is visually inspected for functional drainage. No additional testing is done to determine exact condition of drains or water supply. Inspector does not operate any shutoff valves or sump pumps. Inspector is not required to inspect numerous other systems such as swimming pools, sprinkler systems, water wells, filter systems, fire sprinklers or backflow devices. Functionality of clothes drains, floor drains and freestanding appliances is not tested. Water volume, potability or quality is not tested. Water testing should only be done by qualified professionals in this field. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Static water pressure was observed to be: 50 psi. The acceptable range for residential water pressure is 40 to 80 psi.

• Galvanized steel supply lines were observed in the home and are known for pinhole water leaks. Most lines were not visible in attic due to accessibility or hidden in walls. For exact condition of the remaining galvanized piping and life span we recommend consulting with licensed plumber.

• Shower diverter was not working properly in master bathroom.

• Shower head was leaking in 2nd level guest bathroom.

• Low water flow was observed at the kitchen sink and 2nd level guest bathroom sink.

• Water was running continuously at back yard exterior spigot. Shut off valve may be in need of repair.

I=Inspected

NI=Not Inspected

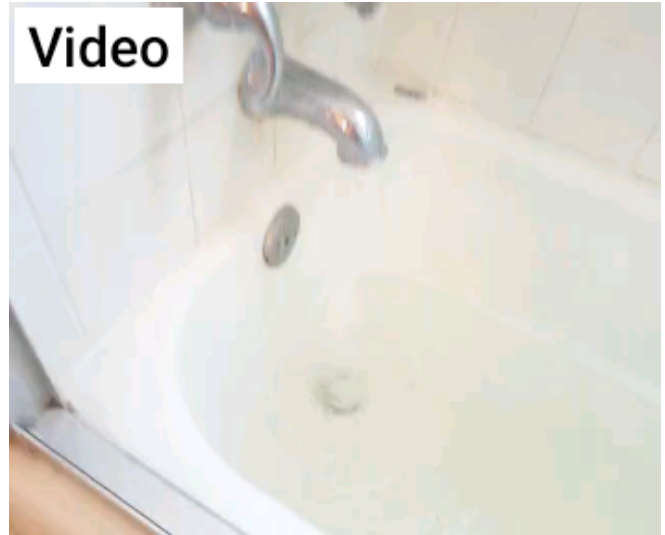
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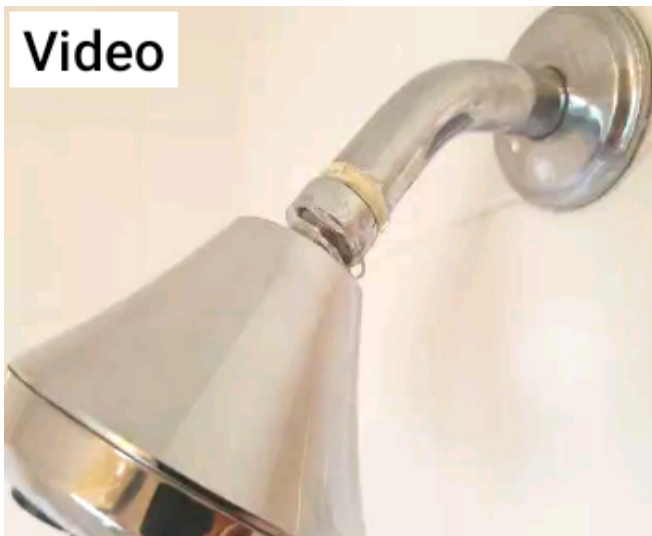
I	NI	NP	D
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Low water flow was observed at the kitchen sink.



Shower diverter was not working properly in master bathroom.



Shower head was leaking in 2nd level guest bathroom.



Low water flow was observed at the kitchen sink and 2nd level guest bathroom sink.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Video

Water was running continuously at back yard exterior spigot. Shut off valve may be in need of repair.



Static water pressure was observed to be: 50 psi. The acceptable range for residential water pressure is 40 to 80 psi.

B. Drains, Wastes, and Vents

Comments:

- Drain waste and vent system was constructed of **ABS**.
- Master tub drain appeared to be draining slowly.
- Tub stopper lever was missing/damaged in the master bathroom.



Tub stopper lever was missing/damaged in the master bathroom.



Master tub drain appeared to be draining slowly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source: Water heater is gas operated. • Water heater is located in the garage.

Capacity: Unit is 50 gallons

Comments:

• About Water Heaters:

Water heaters are designed to heat the water in the home. The report will include the energy source and capacity of the water heating unit. General installation and safety issues are addressed in the inspection. Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the unit's capacity. Most of these valves are not tested as a part of the inspection as they could cause unforeseen damage to persons or property. We recommend that annual maintenance be performed to water heaters as suggested in the owner's manual. If the client is not comfortable with general water heater maintenance we recommend consultation with a qualified professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Water heater is gas powered and appeared to be manufactured by GE in 2000.
- In our opinion, there should be a drip leg on the gas line. Most manufacturers recommend drip legs be installed.
- Water stains were observed on the top surface of the water heater.
- Water heater flue was not proper distance from combustibles in attic and should be at least 1 inch from wood or other combustible material.
- Flue vent collar is not secure at the ceiling.
- Unit was percolating and noisy. Unit may need to be flushed , consult with a qualified licensed plumber for further evaluation.



Plumbing Systems Water Heating Equipment



In our opinion, there should be a drip leg on the gas line. Most manufacturers recommend drip legs be installed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water stains were observed on the top surface of the water heater.



Water heater flue was not proper distance from combustibles in attic and should be at least 1 inch from wood or other combustible material.



Unit was percolating and noisy. Unit may need to be flushed, consult with a qualified licensed plumber for further evaluation.

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

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

- Gas supply/meter was located on the back side of the home.

V. Appliances

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

I	NI	NP	D
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A. Food Waste Disposers

Comments:
 • ISE garbage disposal operated normally.

B. Dishwashers

Comments:
 • GE dishwasher operated normally.

C. Microwave Ovens

Comments:

D. Range Hood and Exhaust Systems

Comments:
 • Unit operated normally.
 • Termination observed a the wall.

E. Ranges, Cooktops, and Ovens

Comments:
 • GE gas 4 burner cooktop operated normally.
 • **GE electric oven did not operate.**



GE electric oven did not operate.

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

I	NI	NP	D
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F. Dryer Exhaust Systems

Comments:

- Dryer was present and connected; dryer vent was not accessible.
- Vent should be cleaned prior to use to reduce fire hazard.
- Termination was observed exiting the wall.
- Dryer vent was in garage and was not accessible for inspection.

G. Garage Door Operators

Door Type: One double bay sectional door
 Comments:

- Garage door opener was a Genie type screw drive with sensors.
- Garage door opener was not accessible for inspection.

H. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- **Bathrooms relied on the windows for ventilation. This method of reducing moisture may not be sufficient.**

I. Other

Observations:

- **Refrigerator did not appear to be operating.**



Refrigerator did not appear to be operating.

VI. Optional Systems

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

I	NI	NP	D
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: In Ground

Comments:

- Main drain system was not visible due to a lack of water clarity.
- Lights were not visible due to a lack of water clarity.
- Pentair automatic chlorine/bromine in-line feeder was present.
- Auto cleaning equipment was not present.
- No water features were observed.
- Heater was not present.
- Timer, clock and controls appeared to be functioning as intended.
- Pool surface appeared to be in need cleaning and repair and may possible need resurfacing. We recommend consulting with a pool resurfacing contractor for further evaluation.
- Water clarity was poor and we recommend a proper evaluation by a pool servicing contractor.
- Coping appeared to be in okay conditdon. Some cracks were observed.
- Decking appeared to be in okay condition. Some cracks were observed.
- Skimmers were observed and appeared to be functioning as intended. 1 skimmer was missing the cover.
- Pool pump was observed for the main pool and appeared to be operating as intended. However, pool pump was leaking may be in need of repair/replacement. We recommend consulting with a pool servicing company for further evaluation of this pump.
- Pool pump was observed for cleaner equipment however the pump did not appear to be connected and did not appear to be operating.
- Purex Triton Nautilus DE filter was present, however there appeared to be no pressure; or pressure guage was not functioning properly. Recommend further evaluation by pool servicing contractor for evaluation of this filter and pressure guage.
- Pool barrier, gates, covers and doors may not have been adequate. Per common building code, pool barrier should be at least 48"H with no more than 4" openings. Gate should be no more than 2" off the ground, lockable and self closing away from the pool. Latch should be on the pool side and minimum 3" from the top if latch is less than 54"H. No openings should be more than 1/2" wide within 18" of the gate. All doors with direct access to the pool area should be continuously alarmed for at least 30 seconds with controls minimum 54"H and automatically resetting. This is not a complete list of requirements. Buyer should consult the CPSC publication number 362 "Safety Barrier Guidelines for Home Pools" and ASTM Standard F1346-91 Standard Performance Specification for Safety Covers. Local requirements should be independently verified.
- Horizontal members of the pool enclosure or fence should be 45" or more apart or not on the exterior of the barrier.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Pool surface appeared to be in need cleaning and repair and may possible need resurfacing. We recommend consulting with a pool resurfacing contractor for further evaluation.

Water clarity was poor and we recommend a proper evaluation by a pool servicing contractor.



Decking appeared to be in okay condition. Some cracks were observed.

Skimmers were observed and appeared to be functioning as intended. 1 skimmer was missing the cover.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Pool equipment



Purex Triton Nautilus DE filter was present, however there appeared to be no pressure; or pressure gauge was not functioning properly. Recommend further evaluation by pool servicing contractor for evaluation of this filter and pressure gauge.



Pentair automatic chlorine/bromine in-line feeder was present.



Purex Triton Nautilus DE filter was present, however there appeared to be no pressure; or pressure gauge was not functioning properly. Recommend further evaluation by pool servicing contractor for evaluation of this filter and pressure gauge.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Pool pump was observed for cleaner equipment however the pump did not appear to be connected and did not appear to be operating.



Pool pump was observed for the main pool and appeared to be operating as intended. However, pool pump was leaking may be in need of repair/replacement. We recommend consulting with a pool servicing company for further evaluation of this pump.



Timer, clock and controls appeared to be functioning as intended.



Pool pump was observed for the main pool and appeared to be operating as intended. However, pool pump was leaking may be in need of repair/replacement. We recommend consulting with a pool servicing company for further evaluation of this pump.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

Materials:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Materials:
Location of Drain Field:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.
evaporator	An evaporator is a device in a process used to turn the liquid form of a chemical substance such as water into its gaseous-form/vapor. The liquid is evaporated, or vaporized, into a gas form of the targeted substance in that process. Typically located at the air handler.

Report Summary

Structural Systems		
Page 7 Item: B	Grading & Drainage	<ul style="list-style-type: none"> • There were cracks on flat work around the home. • Slab exposure at some areas should be increased. Common building code calls for 4" exposure to brick and 6" exposure to siding. • Negative grade was noted at the back of the home. This condition may cause rain water to build up at the rear of the home. Slope of grade should be away from the home.
Page 8 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Siding was touching the roof surface at multiple areas. In our opinion, siding should be at least 1" from the roof surface. • Tree debris should be cleared from valleys to allow unimpeded flow of rain water. • Exposed screws in satellite dish bracket should be sealed. • PVC is not intended for exterior exposure to UV light. PVC vent pipes were not painted above the roof surface and may deteriorate.
Page 10 Item: D	Roof Structure and Attic	<ul style="list-style-type: none"> • Attic access doors were inadequately sealed and insulated. • Attic entry opening was too small and was not properly accessible. Common building code requires attic access opening be large enough to allow the largest piece of attic equipment to be removed or replaced; but not smaller than (or a minimum of) 22"x 30". Attic access was measured to be 20.5" x 17.5" • Low level of insulation and in need of improvement for better efficiency. 12+ inches of insulation or an R38 or higher is recommended. • There was missing/displaced insulation in multiple walls.
Page 13 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Brick/ mortar cracks were observed on the left and right sides. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed. • Deterioration of trim/siding was observed at the left, front and back sides of the home.
Page 15 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Cracked tiles observed in the 2nd level guest bathroom.
Page 16 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Weatherstrip was missing or damaged at the entry doors. • Some 2nd level doors were not square and contacting the frame and may require adjustment. • Some doors were missing stoppers; door or wall damage can occur as a result. • Door hardware was loose at some doors around home.
Page 17 Item: H	Windows	<ul style="list-style-type: none"> • Some windows had gaps in the caulk seal around the framing/drywall junction and require a caulking upgrade. • Some windows were missing screens. • The bedroom windows were too high. This could prevent emergency egress from the room. Common building code specifies windows be no more than 44"H.
Page 18 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> • Handrails should span from top to bottom of the stairs.

Page 19 Item: J	Fireplace/Chimney	<ul style="list-style-type: none"> • Brick in the fire box was missing mortar. Gaps and crevices should be re grouted to prevent embers from escaping. • Gas starter was present and damper should be blocked open with the presence of gas accessories.
Page 20 Item: L	Other	<ul style="list-style-type: none"> • Fence in the back yard appeared to be weathered with damaged and rotted pickets, loose posts and loose panels.
Electrical Systems		
Page 21 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of particular circuit. • Main Breaker in electric panel is labeled as 200 amps. Wire size appears to be #2 Copper and is rated for 150 amps. Breaker is possibly oversized. Recommend further evaluation by a licensed electrician. • White wires were connected directly to breakers in the panel. Typically white wires should be designated as neutral only. These should be marked appropriately. • There were neutral/ground wires in the panel that were sharing spots on the bus bar. • There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted. • There is wiring entering the panel without the proper protective bushings. Wiring that enters the panel should be protected where it enters the panel by a bushing to prevent the sharp edges of the panel box from damaging the wiring.
Page 24 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • GFCI outlets were not present and functioning in the kitchen, bathrooms, garage and exterior. • Outlet cover was missing in the living room at the fireplace. • Open incandescent lighting was located in some closets and may be a fire hazard. • Fixture was not functioning in the master closet. Light bulbs were not tested. • Smoke alarms were not present and functioning on all levels and in all bedrooms and adjacent areas.
Heating, Ventilation and Air Conditioning Systems		
Page 27 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Wall should be sealed at the AC line entry point.
Page 27 Item: C	Duct System, Chases, and Vents	<ul style="list-style-type: none"> • Some registers appeared to be dirty around the home.
Plumbing Systems		
Page 29 Item: A	Water Supply System and Fixtures	<ul style="list-style-type: none"> • Shower diverter was not working properly in master bathroom. • Shower head was leaking in 2nd level guest bathroom. • Low water flow was observed at the kitchen sink and 2nd level guest bathroom sink. • Water was running continuously at back yard exterior spigot. Shut off valve may be in need of repair.
Page 31 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Master tub drain appeared to be draining slowly. • Tub stopper lever was missing/damaged in the master bathroom.

Page 32 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • In our opinion, there should be a drip leg on the gas line. Most manufacturers recommend drip legs be installed. • Water stains were observed on the top surface of the water heater. • Water heater flue was not proper distance from combustibles in attic and should be at least 1 inch from wood or other combustible material. • Flue vent collar is not secure at the ceiling. • Unit was percolating and noisy. Unit may need to be flushed , consult with a qualified licensed plumber for further evaluation.
Appliances		
Page 34 Item: E	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • GE electric oven did not operate.
Page 35 Item: H	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • Bathrooms relied on the windows for ventilation. This method of reducing moisture may not be sufficient.
Page 35 Item: I	Other	<ul style="list-style-type: none"> • Refrigerator did not appear to be operating.
Optional Systems		

Page 36 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<ul style="list-style-type: none">• Pool surface appeared to be in need cleaning and repair and may possible need resurfacing. We recommend consulting with a pool resurfacing contractor for further evaluation.• Water clarity was poor and we recommend a proper evaluation by a pool servicing contractor.• Coping appeared to be in okay conidtion. Some cracks were observed.• Decking appeared to be in okay condition. Some cracks were observed.• Skimmers were observed and appeared to be functioning as intended. 1 skimmer was missing the cover.• Pool pump was observed for the main pool and appeared to be operating as intended. However, pool pump was leaking may be in need of repair/replacement. We recommend consulting with a pool servicing company for further evaluation of this pump.• Pool pump was observed for cleaner equipment however the pump did not appear to be connected and did not appear to be operating.• Purex Triton Nautilus DE filter was present, however there appeared to be no pressure; or pressure guage was not functioning properly. Recommend further evaluation by pool servicing contractor for evaluation of this filter and pressure guage.• Pool barrier, gates, covers and doors may not have been adequate. Per common building code, pool barrier should be at least 48"H with no more than 4" openings. Gate should be no more than 2" off the ground, lockable and self closing away from the pool. Latch should be on the pool side and minimum 3" from the top if latch is less than 54"H. No openings should be more than 1/2" wide within 18" of the gate. All doors with direct access to the pool area should be continuously alarmed for at least 30 seconds with controls minimum 54"H and automatically resetting. This is not a complete list of requirements. Buyer should consult the CPSC publication number 362 "Safety Barrier Guidelines for Home Pools" and ASTM Standard F1346-91 Standard Performance Specification for Safety Covers. Local requirements should be independently verified.• Horizontal members of the pool enclosure or fence should be 45" or more apart or not on the exterior of the barrier.
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