

ALLSPEC

Property Inspection Report



2700 Fairway Dr , Orange, TX 77630
Inspection prepared for: Carey Demahy
Real Estate Agent: Magen Wright - Remax Platinum

Date of Inspection: 10/7/2016 Time: 9:00 am
Weather: Fair

Inspector: Tim Herrington
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PROPERTY INSPECTION REPORT

Prepared For:	Carey Demahy	
	(Name of Client)	
Concerning:	2700 Fairway Dr , Orange TX, 77630	
	(Address or Other Identification of Inspected Property)	
By:	Tim Herrington, License #9184	10/7/2016
	(Name and License Number of Inspector)	(Date)

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

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 on grade.

Comments:

A.1. Foundation overall "appears" to be performing its intended function supporting the structure at time of inspection. No warranty is offered or implied for foundation's future performance. Due to the expansive nature of our soil, foundations do move and shift. It is important that the owner of property maintain the foundation as needed to insure proper performance. Local soils and climatic changes can have an effect on foundation's future performance. Regularly scheduled foundation maintenance is strongly recommended to be performed by home owner.

A.2. Slab-on-grade foundations are the most common type of foundations for residential. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading & Drainage
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Comments:

B.1. Water appears to drain away from home.

B.2. Recommend monitoring drainage during heavy rains.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering: Asphalt shingles

Viewed From: Roof

Comments:

C.1. Architectural shingles. Typical life expectancy of shingles is approximately 25 - 30 years from date of installation per manufacturer.

C.2. No other loose or damaged shingles were observed at time of inspection.

Roof "appears" to be in satisfactory condition at time of inspection.

C.3. This is not a "windstorm" inspection. Only a structural engineer can issue a windstorm certification.

C.4. Observed a raised shingle on the front slope, generally a simple fix by a professional roofer.

C.5. Observed a cosmetic damaged shingle on the roof at front upper slope, not a leak concern.

C.6. Observed pinched drip edge tin in two locations

C.7. Recommend professional roofer to further evaluate / correct.

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Observed pinched drip edge tin in two locations



Observed a raised shingle on the front slope, generally a simple fix by a professional roofer.



Observed a cosmetic damaged shingle on the roof at front upper slope, not a leak concern.

D. Roof Structures and Attics

Approximate Average Depth of Insulation: Insulation is 5+ inches deep

Approximate Average Thickness of Vertical Insulation:

Comments:

D.1. Attic was accessed from pull down stairs in the hallway.

D.2. All visible areas of roof decking and structure appear to be in satisfactory condition at time of inspection.

D.3. Some areas of the attic are inaccessible at time of inspection due to HVAC ducts, low clearance and lack of decking.

D.4. As a note, the inspector is unable to view the narrow areas of eaves in the attic, clearance and access is too low.

D.5. Attic ventilation is roof / ridge vents and soffit vents.

D.6. Attic insulation is the rolled batt and loose blown type.

D.7. Missing insulation over formal dining room, recommend adding to reduce energy cost and provide added comfort.



attic view



Missing insulation over formal dining room, recommend adding to reduce energy cost and provide added comfort.



attic view

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attic view

X			X
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E. Walls (Interior and Exterior)

Wall Materials: Interior walls are sheetrock and wood panel.. Exterior walls are of brick and wood with stucco type finish at front gable area.

Comments:

E.1. Normal wear and tear to exterior walls and finishes.

E.2. No significant interior or exterior cracks or stains were observed at time of inspection.

E.3. As a note, typical wear / damage to the interior walls of garage.

E.4. As a note, the inspector(s) cannot see through walls, floors or ceilings.

E.5. Observed minor wood rot / weathering in several locations on the exterior of home.



Observed minor wood rot / weathering in several locations on the exterior of home.

X			X
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F. Ceilings and Floors

Ceiling & Floor Materials: Ceiling are sheetrock.. Floors are wood laminate, carpet and tile.

Comments:

F.1. Floors are in satisfactory condition.

F.2. Ceilings are in satisfactory condition.

F.3. Normal wear for age.

F.4. Observed loose tape seams at sheetrock in the garage, this is generally common due to the garage is not climate controlled.

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Observed loose tape seams at sheetrock in the garage, this is generally common due to the garage is not climate controlled.

G. Doors (Interior and Exterior)

Comments:

G.1. All doors open and close normal at time of inspection. All exterior door locks were tested. Normal wear and tear for age to door surfaces.

G.2. The door between an attached garage and a dwelling unit should be a solid wood door not less than 1-3/8 inches (35 mm) thick, a solid- or honeycomb-core steel door not less than 1-3/8 inches (35 mm) thick, or a 20-minute fire-rated door.

G.3. Door between garage and home is not a fire rated safety door. does not meet current industry standards.

G.4. There is no dead bolt lock at the front entrance door, this does not meet "current" industry standards.

G.5. Several interior doors do not latch well, due to new wood behind strike plate not carved out.



Several interior doors do not latch well, due to new wood behind strike plate not carved out.



There is no dead bolt lock at the front entrance door, this does not meet "current" industry standards.

H. Windows

Window Types: Windows are single pane.

Comments:

H.1. Windows, tested (at random) open, closed and locked at time of inspection.

H.2. No cracked panes were observed at time of inspection.

H.3. Normal wear and tear for age.

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

I.1. Pull down attic stairs open / close at time of inspection.

I.2. Typical wear for age.

I.3. Pull down attic stairs do not completely close at time of inspection, leaking conditioned air into the attic space.

Pull down attic stairs do not completely close at time of inspection, leaking conditioned air into the attic space.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplaces and Chimneys
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Locations: Fireplace is located in the living room.

Types: Fireplace is mason built

Comments:

J.1. Wood burning type.

J.2. Damper opens / closes at time of inspection.

J.3. No fire was lit to determine draft.

J.4. Normal wear and tear for age.

J.5. The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace prior to using the appliance.

J.6. Typical surface rust to upper damper components in the firebox.

J.7. Starter pipe is capped off, due to no gas service to home.

J.8. Typical wear to interior of firebox.

J.9. Creosote build up observed to upper fire box and visible area of flue. Recommend chimney sweep check and clean chimney and box prior to use.**J.10. Flue opening at chimney is covered with bricks, see sellers disclosure if available.****J.11. There is no spark arrestor present or visible.****J.12. Recommend fireplace professional to evaluate.**

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Flue opening at chimney is covered with bricks, see sellers disclosure if available.

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

K.1. Front and rear porch appear to be in satisfactory condition at time of inspection.

K.2. Common settle cracks observed to garage floor.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials: Home appears to have been vacant for period of time undisclosed time to inspector. All systems are turned on for the inspection. Buyer Should be advised upon first move in, latent defects may occur in plumbing, gas and electrical systems that may not have been evident at the time the inspection took place.

Comments:

L.1. As a note, this is not a mold inspection. A mold inspection is beyond the scope of inspection. If buyer has any concerns regarding mold, a environment hygienist is recommended. (Per TREC) home inspectors are not required to report on the presents or absence of mold or mildew.

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II. ELECTRICAL SYSTEMS

<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: Sub panel is located in the utility room. • The main electrical panel is located on the exterior rear wall of the Home.

Materials & Amp Rating: Copper wiring • 100 amp

Comments:

A.1. Overhead service wires. Service wires appear to be copper. Main service disconnect is 100 amp.

A.2. As a note, there is a second sub panel in the utility room that appears to no longer be in use

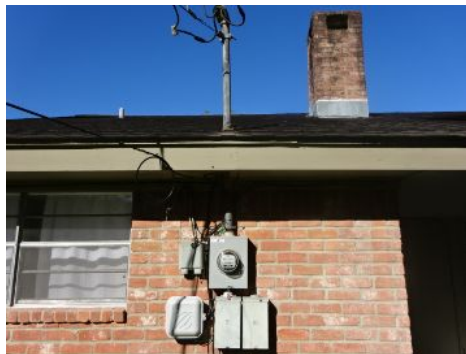
A.3. The interior cover (dead plate) in both exterior panels are missing, recommend installing for safety reasons.

A.4. While on the roof inspector observed evidence of excessive heat to plastic connection cover at one of the service entrance wires.

A.5. Recommend electrician to evaluate / correct.



Sub panel



ELECTRICAL SYSTEMS Service Entrance and Panels



The interior cover (dead plate) in both exterior panels are missing, recommend installing for safety reasons.



While on the roof inspector observed evidence of excessive heat to plastic connection cover at one of the service entrance wires.



View 2

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"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring: Copper wiring, 100 Amp service panel

Comments:

B.1. "Visible" branch circuits appear to be copper. Receptacles throughout home are randomly tested.

B.2. Smoke detectors should be tested at time of occupancy to insure safety.

Single and multi station smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.

3. On each additional story of the dwelling excluding inhabitable attics. I would also strongly recommend the addition of carbon monoxide detectors for safety reasons, if not installed.

B.3. The GFCI receptacle in the master bathroom did not trip when tested with external tester.

B.4. There are no GFCI receptacles in the garage or outdoors, This does not meet "current" industry standards.

B.5. Reverse polarity at receptacles in and around the home in various locations

B.6. As a note, there are three pronged outlets with open ground circuits in the home in various locations.

B.7. Possible worn rheostat wall switch at fan light in the living room.

B.8. Recommend qualified electrician to further evaluate / correct.



Reverse polarity at receptacles in and around the home in various locations



The GFCI receptacle in the master bathroom did not trip when tested with external tester.



Possible worn rheostat wall switch at fan light in the living room.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Electric

Comments:

A.1. Electric furnace located in the furnace closet operated within industry standards at time of inspection. Supply temperature is 110 degrees, return is 75 degrees, difference of 35 degrees. Normal differential is 30-50 degrees. The heat strips and coils are located inside the unit and were not visible for inspection.

A.2. It is beyond the scope of inspection for the inspector to determine future performance or life expectancy of HVAC systems during inspection.



HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS Heating Equipment

B. Cooling Equipment

Type of Systems: Forced air

Comments:

B.1. Supply temperature is 55 degrees, return is 70 degrees, difference of 15 degrees. Normal differential is 15-20 degrees. Operated within industry standards at time of inspection. All visible surface areas of the exterior condensing unit appears to be in satisfactory condition at time of inspection.

B.2. It is beyond the scope of inspection for the inspector to determine future performance or life expectancy of HVAC systems during inspection



ID plate

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS Cooling Equipment

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct System, Chases, and Vents
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Comments:

C.1. No loose or damaged ducts (visible areas of ducts only) were observed at time of inspection. All visible ductwork appears to be connected and functioning properly. Interior walls in the return air space appear to be in satisfactory condition. Return filter was in place and in satisfactory condition.

C.2. As a note inspector is not an indoor air quality or mold inspector and no comment will be made regarding these and other related issues. The inspector can not see inside the HVAC system and ducts therefore comment is made on what can not be seen. Due to high levels of insulation or limited attic access, the inspector is unable to view some areas of the ducts, therefore, no comment can be made on what cannot be seen.

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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: Meter

Comments:

A.1. Supply lines appear to be copper. No other visible leaks were found at fixtures or visible plumbing at time of inspection. All toilets were flushed (3) times during the inspection. As a note, the inspector can not see or inspect any plumbing lines that are buried in ground or in wall areas.

A.2. Static Water Pressure: Reading was 52 lbs tested at exterior hose bibb on the exterior wall of home.

A.3. Washing machine plumbing connections and drain are located in the interior of home and testing would result in water into interior floor of home, therefore, they were not opened.

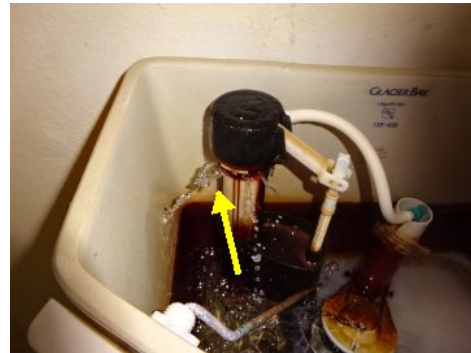
A.4. Typical wear to original fixtures in the home.

A.5. Toilet in the master bathroom is loose at floor mount

A.6. Leak at the fill valve in the toilet tank in the master bathroom

A.7. Damaged / missing supply handle at shut off valve for the dishwasher under the kitchen sink.

A.8. Recommend plumber to evaluate / correct.



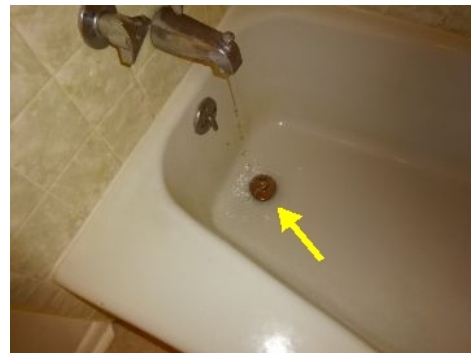
Damaged / missing supply handle at shut off valve for the dishwasher under the kitchen sink. Leak at the fill valve in the toilet tank in the master bathroom

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

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:
 B.1. Visible drain lines are PVC and cast iron. No other visible leaks at time of inspection. All visible drains flowed normal at time of inspection.
 B.2. As a note, in ground, in wall and under slab plumbing pipes can not be seen by the inspector and a pressure test on the drain lines is not part of the inspection. However, a pressure test at one of the exterior wall hose bibb was performed to determine supply pressure only, is not a pressure test for line leaks.
 B.3. Bath trap areas are not visible at time of inspection.
B.4. Leak at drain line under the master bathroom sink.
B.5. Pop up drain stopper in the master bathroom tub needs adjustments or replacement, does not hold water well.
B.6. Recommend plumber to further evaluate / correct.



Leak at drain line under the master bathroom sink. Pop up drain stopper in the master bathroom tub needs adjustments or replacement, does not hold water well.

C. Water Heating Equipment

Energy Source: Water heater is electric powered
 Capacity: Unit is 50 gallons
 Comments:
 C.1. 50 Gallon water heater located in the garage operated within industry standards. All visible areas of housing appear to be in satisfactory condition. No visible leaks.
 C.2. The functional test of the water heater is not a guarantee or warranty of future performance. Water heaters are prone to failure at any time.
 C.3. The Temperature and Pressure relief valve was not tested, valve may not reseal resulting in possible future leak at valve and possible future water leak.

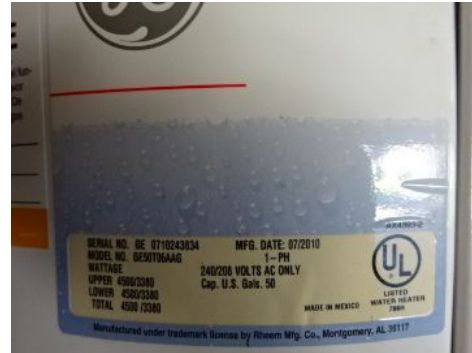
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PLUMBING SYSTEM Water Heating Equipment

ID plate

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

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Observations:

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

A.1. Dishwasher was tested on normal cycle at time of inspection. Dishwasher correctly drains after wash cycle. All visible surface areas appear to be in satisfactory condition. No apparent defects.

A.2. Unit is loose in the cabinet

A.3. Dishwasher drains into to plumbing drain line, it should terminate into the disposal when one is available.

A.4. Recommend a qualified appliance repair person further evaluate.



Unit is loose in the cabinet



Dishwasher drains into to plumbing drain line, it should terminate into the disposal when one is available.

B. Food Waste Disposers

Comments:

B.1. Operated at time of inspection, no leaks at time of inspection.

B.2. Observed minor surface rust to housing.

B.3. Normal wear for age.

C. Range Hood and Exhaust Systems

Comments:

C.1. Fan and light operated at time of inspection.

C.2. Unit makes irregular noise on start up

D. Ranges, Cooktops, and Ovens

Comments:

D.1. Electric range and oven. All burners were tested on low, med and high. Burners appeared to correctly function. Oven was tested on a setting of 350 degrees and operated within industry standards at time of inspection. Oven light operated at time of inspection.

D.2. Normal wear of age.

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:
E.1. No microwave present

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:
F.1. The vent fan in the master bathroom operated correctly, there is no vent fan in the hall bathroom however an operable window is present.
F.2. Electric wall heater in the hall bathroom correctly functioned.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators
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Door Type: Overhead door
Comments:
G.1. Garage doors (2) open and close manually at time of inspection. Normal wear and tear for age to door surfaces.
G.2. Several minor dents to right overhead door.



Several minor dents to right overhead door.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:
H.1. Dryer vents through wall to exterior of home.

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

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

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

Comments:

<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:

Location of Drain Field:

Comments:

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

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: C	Roof Covering Materials	<p>C.4. Observed a raised shingle on the front slope, generally a simple fix by a professional roofer.</p> <p>C.5. Observed a cosmetic damaged shingle on the roof at front upper slope, not a leak concern.</p> <p>C.6. Observed pinched drip edge tin in two locations</p> <p>C.7. Recommend professional roofer to further evaluate / correct.</p>
Page 4 Item: D	Roof Structures and Attics	D.7. Missing insulation over formal dining room, recommend adding to reduce energy cost and provide added comfort.
Page 5 Item: E	Walls (Interior and Exterior)	E.5. Observed minor wood rot / weathering in several locations on the exterior of home.
Page 5 Item: F	Ceilings and Floors	F.4. Observed loose tape seams at sheetrock in the garage, this is generally common due to the garage is not climate controlled.
Page 6 Item: G	Doors (Interior and Exterior)	<p>G.3. Door between garage and home is not a fire rated safety door. does not meet current industry standards.</p> <p>G.4. There is no dead bolt lock at the front entrance door, this does not meet "current" industry standards.</p> <p>G.5. Several interior doors do not latch well, due to new wood behind strike plate not carved out.</p>
Page 7 Item: I	Stairways (Interior and Exterior)	I.3. Pull down attic stairs do not completely close at time of inspection, leaking conditioned air into the attic space.
Page 7 Item: J	Fireplaces and Chimneys	<p>J.9. Creosote build up observed to upper fire box and visible area of flue. Recommend chimney sweep check and clean chimney and box prior to use.</p> <p>J.10. Flue opening at chimney is covered with bricks, see sellers disclosure if available.</p> <p>J.11. There is no spark arrestor present or visible.</p> <p>J.12. Recommend fireplace professional to evaluate.</p>
ELECTRICAL SYSTEMS		
Page 9 Item: A	Service Entrance and Panels	<p>A.3. The interior cover (dead plate) in both exterior panels are missing, recommend installing for safety reasons.</p> <p>A.4. While on the roof inspector observed evidence of excessive heat to plastic connection cover at one of the service entrance wires.</p> <p>A.5. Recommend electrician to evaluate / correct.</p>

Page 10 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.3. The GFCI receptacle in the master bathroom did not trip when tested with external tester.</p> <p>B.4. There are no GFCI receptacles in the garage or outdoors, This does not meet "current" industry standards.</p> <p>B.5. Reverse polarity at receptacles in and around the home in various locations</p> <p>B.6. As a note, there are three pronged outlets with open ground circuits in the home in various locations.</p> <p>B.7. Possible worn rheostat wall switch at fan light in the living room.</p> <p>B.8. Recommend qualified electrician to further evaluate / correct.</p>
PLUMBING SYSTEM		
Page 13 Item: A	Plumbing Supply, Distribution System and Fixtures.	<p>A.5. Toilet in the master bathroom is loose at floor mount</p> <p>A.6. Leak at the fill valve in the toilet tank in the master bathroom</p> <p>A.7. Damaged / missing supply handle at shut off valve for the dishwasher under the kitchen sink.</p> <p>A.8. Recommend plumber to evaluate / correct.</p>
Page 14 Item: B	Drains, Wastes, and Vents	<p>B.4. Leak at drain line under the master bathroom sink.</p> <p>B.5. Pop up drain stopper in the master bathroom tub needs adjustments or replacement, does not hold water well.</p> <p>B.6. Recommend plumber to further evaluate / correct.</p>
APPLIANCES		
Page 16 Item: A	Dishwashers	<p>A.2. Unit is loose in the cabinet</p> <p>A.3. Dishwasher drains into to plumbing drain line, it should terminate into the disposal when one is available.</p> <p>A.4. Recommend a qualified appliance repair person further evaluate.</p>
Page 16 Item: C	Range Hood and Exhaust Systems	C.2. Unit makes irregular noise on start up
Page 17 Item: G	Garage Door Operators	G.2. Several minor dents to right overhead door.