

Slab To Shingle

Property Inspection Report



5014 Quill Rush Way, Richmond , Texas 77407
Inspection prepared for: Chris Morris & LEEANNE MORRIS
Date of Inspection: 1/24/2018
Age of Home: 2012 Size: 3,188 Sqft
Weather: Clear/63°
House Direction: West

Inspector: Levi Greene
License # 20866
20226 Sendera Oaks Ln, Cypress , TX 77433
Phone: 281-914-7520
Email: slabtoshingle@gmail.com



PROPERTY INSPECTION REPORT

Prepared For:	<u>Chris Morris</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>5014 Quill Rush Way, Richmond Texas, 77407</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Levi Greene, License # 20866</u>	<u>1/24/2018</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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 manufacturers' 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 checked="" type="checkbox"/>	A. Foundations
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Slab Foundation

Comments: Foundation appears to be slab on grade type foundation. • In the opinion of this home inspector, the foundation appears to be performing it's intended function at this time, except as noted. The greater Houston area has expansive type soil conditions, dry and sometimes wet weather conditions. These conditions will cause movement of the foundation which will cause cracks in the walls, ceilings, floors and brick exterior walls. Cracks will occur in these areas of the house sometime during the life of the house because of soil and weather conditions. Cracks that appear will need to be filled in and monitored and foundation evaluation may be required. Slab-on-grade foundations are the most common type of foundations in the Greater Houston Area for residential foundations. 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. Foundation area and yard must be consistently watered around the perimeter as needed in order to reduce foundation issues. • Front and back porch prevents visual inspection of the foundation.

- **There are cracks in the garage floor surface and cracking in the brickwork that in the opinion of this home inspector do not appear to be causing serious structural issues at this time, recommend to seal cracks and monitor. Sometimes these types of cracks are from concrete shrinkage and others can be from foundation movement. You should consider having further evaluation by a qualified foundation contractor to see if corrective action is needed at this time. All cracks need to be filled in and monitored for any further cracking. If future cracking occurs, a foundation contractor will need to evaluate foundation further.**
- **Exposed cable ends on the east side of the house need to be evaluated, cleaned and covered over properly to reduce rust damage issues. • Foundation has a honeycombed surface on the north side that needs to be repaired (covered). • Corner cracks observed on southwest and north center corners, fill in cracks in order to reduce chance of rust damage to post tension cables, cracks appear to be cosmetic and common to many homes.**

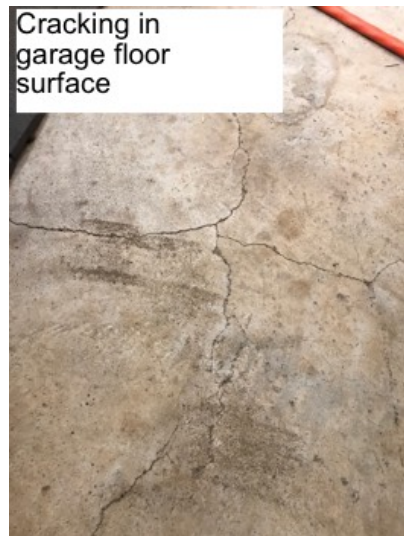
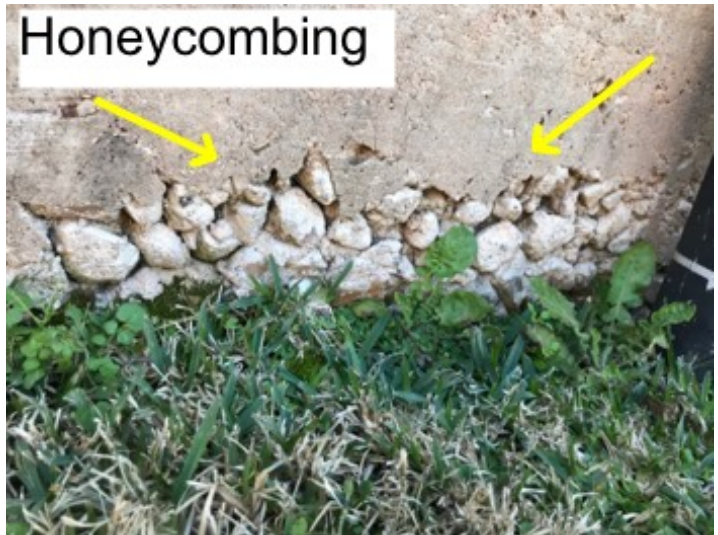
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B. Grading and Drainage

Comments: **There appears to be poor grading on the north side of the house that needs evaluation by a qualified contractor to allow for proper water drainage. Poor grading/drainage around the foundation exterior can cause potential issues with the foundation and water intrusion into the house if not corrected promptly.**

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Viewed From: Roof

Comments: Composition asphalt roof shingles, appears to be in good condition, except as noted, appears to be performing its intended function at this time.

- Recommend to install gutters on all sides of the house to improve water drainage around the house and reduce issues with water splashing back onto the exterior walls of the house.

- **Exposed nail heads on the roof need to be properly sealed over with roof cement to reduce chance of roof leak issues.**
- **One of the bootjacks on the north and one on the south side of the roof appears to be improperly installed or possible damaged, needs further evaluation by a qualified roofing contractor and repair as needed.**
- **Need to install splash blocks at the ends of the gutters to reduce potential erosion issues.**



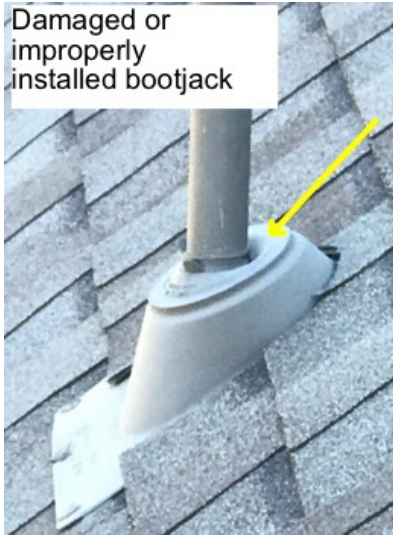
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X			X
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D. Roof Structure and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: Insulation is 10-12 inches deep

Comments: Attic ventilation is soffit vents and ridge vents. Insulation prevents visual inspection of pipes, wires, fixtures and structural components underneath. • The radiant barrier type foil material installed on the underside of the roof decking prevents visual inspection of the roof decking for possible water leak issues.

- **The rafter boards on the west side of the attic are wider than the ridge board which could possibly cause the rafters to separate from the ridge board from hinge action, should be evaluated and repaired as needed by a qualified contractor.**



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E. Walls (Interior and Exterior)

Comments: Exterior walls are brick, stone, concrete composite type siding and wood type siding. Interior walls appear to have been repainted recently. Homes can sometimes have moisture issues or insect damage issues in the interior walls which cannot be detected or visibly seen, the ability to detect the presence of mold issues is beyond the scope of this inspection. If you have concerns about the possibility of mold in the house, you may want to consult a qualified mold inspector before close of escrow. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

- **There are step cracks in the brick, stone and mortar joint on the west side of the home, cracks appear to have been caused by settlement and movement of the foundation, needs further evaluation and repair as needed by a qualified contractor.**
- **Bushes in close proximity to the home. Branches/ leaves can cause serious damage in the long term branches need to be trimmed back.**
- **Peeling paint noted on the base boards in the second floor west game room wall, could not determine cause, needs further evaluation to determine cause and repair as needed, no moisture noted at time of inspection.**



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F. Ceilings and Floors

Comments: Ceilings are sheet rock. • Floors are carpet, wood type flooring and tile.

- **Wrinkled Carpet on second floor needs repair, this may be a tripping hazard.**

G. Doors (Interior and Exterior)

Open/close/latched doors. Tested locks.

- **Door from the garage into the house needs to have a self closing mechanism to close door for safety reasons.** • **The door to the northeast bedroom closet does not latch, needs repair.**

H. Windows

Comments: Open/close/locked all accessible windows.

- **Need to caulk and seal around the exterior windows to reduce possibility of water leaking in.**
- **The right window in the master bedroom and right window in the formal dining room has a loose spiral spring on the side of the window frame which holds window open, needs to be properly re-installed up into the frame.**
- **Two pane, insulated window on the left side of the master bathroom and right game room window, appears to have a damaged seal on the window, window appears to be fogged up, window needs evaluation and repair as needed by a qualified contractor and recommend further evaluation of the rest of the windows also.**

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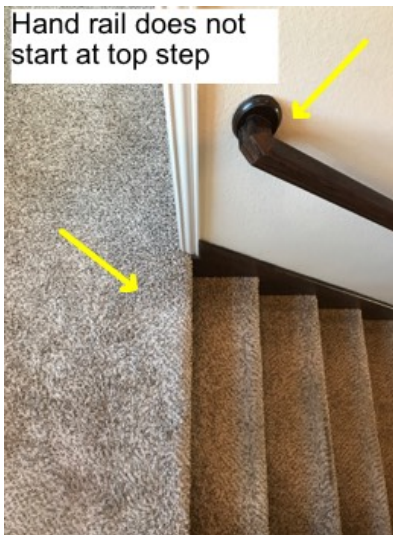
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I. Stairways (Interior and Exterior)

The hand rail does not start at the top step, it should this is a safety issue and a current requirement.



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J. Fireplaces and Chimneys

Comments: Tested starter, is gas only, turns on with a wall switch , appears to be performing its intended function at this time.

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

Comments: Appears to be performing its intended function at this time.

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

Comments: **Attic door in the garage is not labeled as a fire rated type door for garage attics, should be evaluated further and repaired as needed.**

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:

Comments: Main service wire is aluminum. Main breaker is 150 amps, panel rating is 200 amps. Panel is located in the garage. • The AFCI (arc fault circuit interrupters) were not tested at this time because the house is occupied and turning off breakers will turn off clocks, computers and other items in the house, recommend to have the AFCI breakers evaluated before moving in.

- **Open ended wiring in electrical panel needs to be capped.**



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B. Branch Circuits, Connected Devices, and Fixtures

Comments: Branch circuits are copper. Tested for GFCI in required areas, outside, garage, kitchen and bathrooms. Landscape type lighting is excluded from this inspection.

- **Extension cords run to pond and fountain needs to be removed and replaced with proper electrical wiring by a qualified electrical contractor.**
- **The outlet to the far right of the kitchen sink is hot/neutral reverse, needs further evaluation by a qualified electrical contractor and repair as needed.**
- **The GFCI outlet to the right of the kitchen sink did not trip when tested, needs further evaluation by a qualified electrical contractor.**
- **Ceiling fan in the office, second floor southeast bedroom and living room wobbles, needs repair.**
- **The light switch cover in the second floor bathroom is cracked, needs replacement.**
- **The light over the master bathtub and the light over the fireplace did not come on when tested, replace bulbs and retest.**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

System Type Forced air.

Energy Sources: Natural Gas

Comments: House has two systems. Supply for the first floor was 142 degrees. Return was 85 degrees. (Differential was 56 degrees). Normal differential is 35-55 degrees. Supply for the second floor was 140 degrees. Return was 88 degrees. (Differential was 52 degrees). Normal differential is 35-55 degrees., Heating system on the second floor appears to be performing its intended function at this time. No carbon monoxide was detected at this time. Units should be cleaned and serviced on a yearly basis.

- **Differential on the first floor appears to be high, system needs to be evaluated further by a qualified HVAC contractor.**

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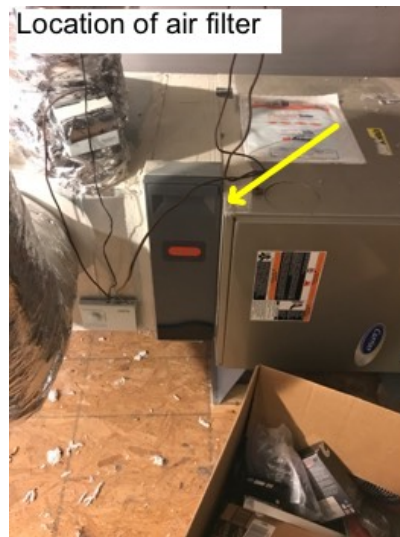
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B. Cooling Equipment

System Type Forced air.

Comments: House has two systems. Supply for the first floor was 41 degrees. Return was 69 degrees. (Differential was 28 degrees). Supply for the second floor was 44 degrees. Return was 79 degrees. (Differential was 68 degrees) Normal differential is 15-20 degrees. Units should be evaluated on a yearly basis by a qualified HVAC contractor. The drain pipes for the secondary drip pans under the attic units and primary drain line from the attic units were not tested for flow or leaks, this is beyond scope of inspection. System was not tested for refrigerant leaks or refrigerant pressure issues, this is beyond scope of this inspection. If you have concerns about issues with refrigerant leak or pressure issues, you may want to have further evaluation by a qualified HVAC contractor.

- **Differentials are high, systems need to be evaluated by a qualified HVAC contractor.**
- **The return filters were dirty, the A/C system/coils need to be evaluated further and cleaned by a qualified HVAC contractor to check for possible damage/rust issues, units need to be cleaned and filters need to be replaced and ducts should be evaluated for cleaning also.**
- **Dryer/filters on the exterior units have rust damage to them, recommend further evaluation by a qualified HVAC contractor for possible leaks.**



C. Duct Systems, Chases, and Vents

Comments: **Most of the supplied air on the first floor was around 42 degrees though the supplied air in the office was 48 degrees, this is not typical, advise evaluation of the system and ducts by a qualified HVAC contractor to determine cause and repair as needed.**

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: West Yard

Location of Main Water Supply Valve: North side
 Static Water Pressure: 65 PSI

Comments: Main supply pipes appear to be flexible poly/plastic. It has been reported that some fittings on this type of system have been none to fail and cause water leak issues. There were no visible signs of leak issues on the fittings visible at this time. If you have concerns about this issue, you may want to consult a qualified plumbing company to evaluate the fittings to see if they are the type that issues have been reported with.

• Master bath shower needs to be re-grouted and re-caulked on the open areas to reduce chance of water damage issues, there could be issues inside the wall that are not visible at this time, if you have concerns about water damage issues inside the wall, you may want further evaluation of the inside of the wall.

B. Drains, Wastes, and Vents

Comments: Drain pipes are PVC where visible. • Drains appear to flow normal at this time and appear to be performing their intended function at this time. No leaks noted at time of inspection. • There are no bath traps in the house to view the drain pipes under the bathtubs, recommend to install.

C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: Tankless

Comments: Water heater appears to be performing its intended function at this time. The temperature and relief drain valve was not tested due to possibility that the valve will stick open causing water to leak out, recommend evaluation of valve. Valve should be tested at least several times a year and sometimes need to be replaced after several years. The drain pipe for the water heater was not tested for potential leak issues with the connection or leaks from the drain pipe.

• External water heater drain line needs to be extended, they should drain no higher than 6 inches from the ground for safety reasons, needs repair.

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D. Hydro-Massage Therapy Equipment

Comments: 6 Jet spa tub, appears to be performing it's intended function at this time. GFCI was tested, the GFCI should be tested on the a monthly basis.

E. Other

Materials:

Comments: Gas lines are black steel with flex lines. • This property was inspected for CSST (corrugate stainless steel tubing) gas line piping, which is a known safety hazard without proper bonding. Some recent studies have shown CSST piping to be a safety hazard even when properly bonded. All gas lines were not visible for inspection to verify if there is CSST piping in the house and all possible or required locations were not accessible for inspection. You should have further evaluation by a qualified contractor to determine the full condition and proper bonding of the CSST piping where it may exist in the house.

• **Gas valve in the rear patio needs to be capped, plugged, if not used to reduce chance of gas leak.**

V. APPLIANCES

A. Dishwashers

Comments: Dishwasher was operated on normal cycle. Appears to perform its intended function at this time.

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B. Food Waste Disposers

Comments: Waste disposer appears to perform its intended function at this time.

• **Inside of the disposer has some rust damage, will probably need repair or replacement in the near future.**

C. Range Hood and Exhaust Systems

Comments: 3 speed fan and light, vents outside the house.

• **Kitchen exhaust filter requires cleaning. • Air leaks out in the cabinet where the vent goes through, needs repair.**

D. Ranges, Cooktops, and Ovens

Comments: Gas range and oven. Tested 4 burners on low, medium and high. Set oven at 350 degrees, actual was 375 degrees. • Normal difference for oven is 25 degrees.

E. Microwave Ovens

Comments: Tested operation with a container of water on high power. Appears to perform its intended function at this time.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Turned on exhaust fans, appear to perform their intended function at this time.

G. Garage Door Operators

Door Type:

Comments: Opened and closed manually with the wall button, no remote available to test. Tested anti-reverse function.

H. Dryer Exhaust Systems

Comments: Was not tested, appears to have been installed properly. Recommend to clean out dryer vent pipe and inspect before use.

I. Other

Observations:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments: Appears to be a 6 zone system, tested the zones manually at the control panel, zones were only run for several minutes on this test. Pipes under the ground are not visible, not able to check for leaks in the ground, this is beyond scope of this inspection, system should be evaluated further after all zones have run through their scheduled times to check for any potential leaks. You should expect occasional breakage on sprinkler heads, recommend to keep spare heads on hand for repairs. Control panels can be temperamental and sometimes need repair or replacement from electrical issues. Should insulate the back flow preventer and pipes exposed to reduce chance of freeze damage. Rain sensor was not tested. • Upon arrival found the water was turned off to the sprinkler system, after permission was give by the home owner the system was turned on and off again upon completion.

• **When water was turned on to the system, water leaked from the main shut off valve on the supply pipe on the north exterior wall, needs repair by a qualified contractor. • The sprinkler heads are spraying water on the house on most sides, need to adjust heads to reduce possible water damage issues.**

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

Type of Construction:
Comments:

C. Outbuildings

Materials:
Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

Report Summary

Limitations

Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include oversizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility. **Chimney** - 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 chimneysweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance. **Occupied Home** - The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect. **Standard and Mid - Efficiency Furnace** - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

STRUCTURAL SYSTEMS

Page 3 Item: A	Foundations	<ul style="list-style-type: none"> • There are cracks in the garage floor surface and cracking in the brickwork that in the opinion of this home inspector do not appear to be causing serious structural issues at this time, recommend to seal cracks and monitor. Sometimes these types of cracks are from concrete shrinkage and others can be from foundation movement. You should consider having further evaluation by a qualified foundation contractor to see if corrective action is needed at this time. All cracks need to be filled in and monitored for any further cracking. If future cracking occurs, a foundation contractor will need to evaluate foundation further. • Exposed cable ends on the east side of the house need to be evaluated, cleaned and covered over properly to reduce rust damage issues. • Foundation has a honeycombed surface on the north side that needs to be repaired (covered). • Corner cracks observed on southwest and north center corners, fill in cracks in order to reduce chance of rust damage to post tension cables, cracks appear to be cosmetic and common to many homes.
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • There appears to be poor grading on the north side of the house that needs evaluation by a qualified contractor to allow for proper water drainage. Poor grading/drainage around the foundation exterior can cause potential issues with the foundation and water intrusion into the house if not corrected promptly.

Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Exposed nail heads on the roof need to be properly sealed over with roof cement to reduce chance of roof leak issues. • One of the bootjacks on the north and one on the south side of the roof appears to be improperly installed or possible damaged, needs further evaluation by a qualified roofing contractor and repair as needed. • Need to install splash blocks at the ends of the gutters to reduce potential erosion issues.
Page 6 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • The rafter boards on the west side of the attic are wider than the ridge board which could possibly cause the rafters to separate from the ridge board from hinge action, should be evaluated and repaired as needed by a qualified contractor.
Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • There are step cracks in the brick, stone and mortar joint on the west side of the home, cracks appear to have been caused by settlement and movement of the foundation, needs further evaluation and repair as needed by a qualified contractor. • Bushes in close proximity to the home. Branches/ leaves can cause serious damage in the long term branches need to be trimmed back. • Peeling paint noted on the base boards in the second floor west game room wall, could not determine cause, needs further evaluation to determine cause and repair as needed, no moisture noted at time of inspection.
Page 8 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Wrinkled Carpet on second floor needs repair, this may be a tripping hazard.
Page 8 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Door from the garage into the house needs to have a self closing mechanism to close door for safety reasons. • The door to the northeast bedroom closet does not latch, needs repair.
Page 9 Item: H	Windows	<ul style="list-style-type: none"> • Need to caulk and seal around the exterior windows to reduce possibility of water leaking in. • The right window in the master bedroom and right window in the formal dining room has a loose spiral spring on the side of the window frame which holds window open, needs to be properly re-installed up into the frame. • Two pane, insulated window on the left side of the master bathroom and right game room window, appears to have a damaged seal on the window, window appears to be fogged up, window needs evaluation and repair as needed by a qualified contractor and recommend further evaluation of the rest of the windows also.
Page 9 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> • The hand rail does not start at the top step, it should this is a safety issue and a current requirement.
Page 10 Item: L	Other	<ul style="list-style-type: none"> • Attic door in the garage is not labeled as a fire rated type door for garage attics, should be evaluated further and repaired as needed.
ELECTRICAL SYSTEMS		
Page 10 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Open ended wiring in electrical panel needs to be capped.

Page 11 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Extension cords run to pond and fountain needs to be removed and replaced with proper electrical wiring by a qualified electrical contractor. • The outlet to the far right of the kitchen sink is hot/neutral reverse, needs further evaluation by a qualified electrical contractor and repair as needed. • The GFCI outlet to the right of the kitchen sink did not trip when tested, needs further evaluation by a qualified electrical contractor. • Ceiling fan in the office, second floor southeast bedroom and living room wobbles, needs repair. • The light switch cover in the second floor bathroom is cracked, needs replacement. • The light over the master bathtub and the light over the fireplace did not come on when tested, replace bulbs and retest.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 11 Item: A	Heating Equipment	Differential on the first floor appears to be high, system needs to be evaluated further by a qualified HVAC contractor.
Page 12 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Differentials are high, systems need to be evaluated by a qualified HVAC contractor. • The return filters were dirty, the A/C system/coils need to be evaluated further and cleaned by a qualified HVAC contractor to check for possible damage/rust issues, units need to be cleaned and filters need to be replaced and ducts should be evaluated for cleaning also. • Dryer/filters on the exterior units have rust damage to them, recommend further evaluation by a qualified HVAC contractor for possible leaks.
Page 12 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Most of the supplied air on the first floor was around 42 degrees though the supplied air in the office was 48 degrees, this is not typical, advise evaluation of the system and ducts by a qualified HVAC contractor to determine cause and repair as needed.

PLUMBING SYSTEM

Page 13 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Master bath shower needs to be re-grouted and re-caulked on the open areas to reduce chance of water damage issues, there could be issues inside the wall that are not visible at this time, if you have concerns about water damage issues inside the wall, you may want further evaluation of the inside of the wall.
Page 13 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • External water heater drain line needs to be extended, they should drain no higher than 6 inches from the ground for safety reasons, needs repair.
Page 14 Item: E	Other	<ul style="list-style-type: none"> • Gas valve in the rear patio needs to be capped, plugged, if not used to reduce chance of gas leak.

APPLIANCES

Page 15 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> • Inside of the disposer has some rust damage, will probably need repair or replacement in the near future.
Page 15 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • Kitchen exhaust filter requires cleaning. • Air leaks out in the cabinet where the vent goes through, needs repair.

OPTIONAL SYSTEMS

Page 16 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none">• When water was turned on to the system, water leaked from the main shut off valve on the supply pipe on the north exterior wall, needs repair by a qualified contractor.• The sprinkler heads are spraying water on the house on most sides, need to adjust heads to reduce possible water damage issues.
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