



"A big city inspection group with small town values"



**4930 Laurel Hill Ct
Sugar Land, TX 77478**

Sentinel Inspection Group

3007 Marick Rd
Rosenberg, TX 77471

Phone:
Email:

PROPERTY INSPECTION REPORT

Prepared For: Claude Signer
(Name of Client)

Concerning: 4930 Laurel Hill Ct, Sugar Land, TX 77478
(Address or Other Identification of Inspected Property)

By: John Tatum, Lic #9459 07/16/2019
(Name and License Number of Inspector) (Date)

(Name and License Number of 2nd 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. 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, bathroom, 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 requires 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

How to read and interpret this report:

All commented items should be repaired or addressed to client's satisfaction **PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.**

Highest Priority Items are printed in bold print and/or are in boxes

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards.

Comments in italics are generally FYI (for your information) and don't require any action.

For reference: The front of the unit faces south

Description: 2 story, wood framed single family residence ; brick/wood exterior; composition roof; detached garage w/breezeway

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade

Comments:

Performing intended function. No evidence suggesting significant foundation movement at time of inspection.

Post tension cable live ends are exposed, should be covered with non-shrink grout. Recommend repair before more extensive repairs become needed.



B. Grading and Drainage

Comments:

Underground yard drainage system not checked / inspected. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained / cleaned.

I=Inspected

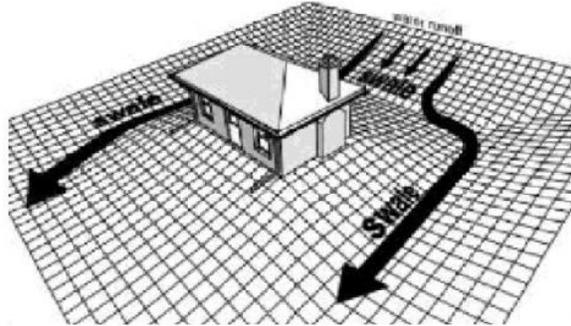
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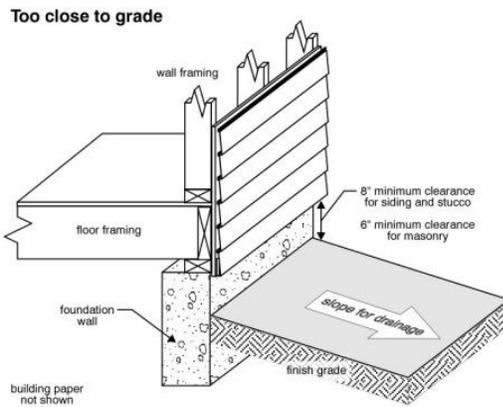
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Drainage swale is not continuous at sides. The drainage swale must be kept clear and continuously sloped in order to drain water properly.



Fence gate around pool/spa is not self closing / self latching type as required by most building codes, Local ordinance and possibly home owner's insurance.

Soil level too high around areas with wood siding. Code and common industry practice requires a clearance of 6-8 inches from bottom of wood veneer to soil. High soil level near wood siding promotes water/termite penetration and wood rot.



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C. Roof Covering Materials

Types of Roof Covering: composition shingles over solid decking

Viewed From: Via drone due to height at eave and / or pitch of roof. Portions had limited visibility

Comments:



ROOF SURFACE:

Older roof, nearing end (last 1/4 to end) of serviceable life. Observed Brittle, cracked, curled ends, and/or excessive granular loss of shingles.

Observed a “dead valley” roof configuration on roof top. This area is a potential source of debris buildup / water penetration and care should be taken to keep this area free of debris to facilitate rain water run off.



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Tree limbs in contact with roof should be cut back.



Buyer's note: Satellite bracket attachments can be conducive for water penetration.



Observed evidence roof may have been subject to hail storm in the past. Recommend inquiry of seller regarding any/all information (full disclosure) available and investigate if insurance may cover some / all cost of replacement.

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Buyer's note; Keep leaves from collecting on roof, especially in valleys and keep tree limbs away from roof to prevent damage to shingles.



Multiple poor / amateurish repairs were observed to the roof surface.



VISIBLE FLASHING:

Flashing missing and/or improperly installed. (Breeze way connection to the house)



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Not all lead flashing of drain waste vents are properly rolled down interior of plumbing vent pipes and/or are damaged by squirrels, may allow some rain water entry.



ROOF PENETRATIONS:

No deficiencies observed at the time of inspection.

EVIDENCE OF ROOF WATER PENETRATION:

Possible from damaged areas of flashing on drain waste vents.

RAIN GUTTERS AND DOWNSPOUTS:

No deficiencies observed at the time of inspection.

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D. Roof Structures and Attics

Viewed From: Safely accessible areas as deemed by the inspector

Approximate Average Depth of Insulation: 8-10 inches

Approximate Average Thickness of Vertical Insulation: not observable

Comments:

ROOF STRUCTURE AND FRAMING:

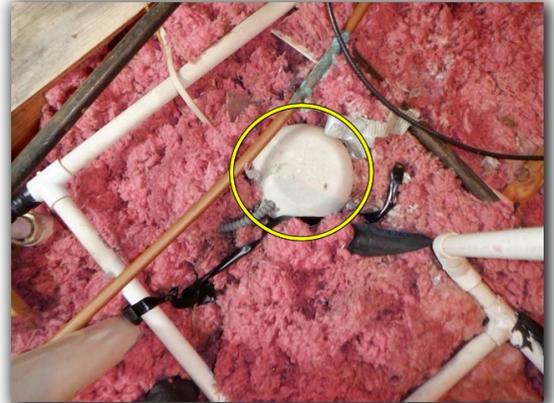
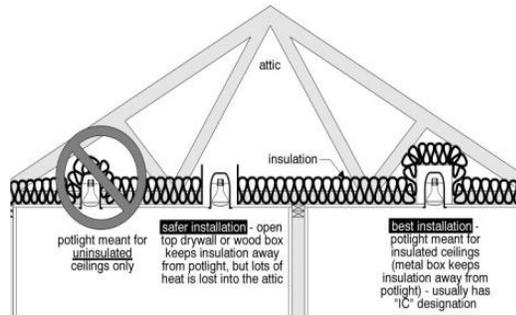
Recommend sealing/fire stopping all open chases in attic down to living area below. To comply with current industry standards, Code. (CABO 602.7 IRC 602.8).

Evidence of previous (possibly current) rodent activity in attic.

ATTIC INSULATION:

Ensure insulation is maintained a minimum of 3 inches and wood a minimum of 1 inch from around all recessed lights to reduce possible fire hazard.

Potlights in insulated ceilings



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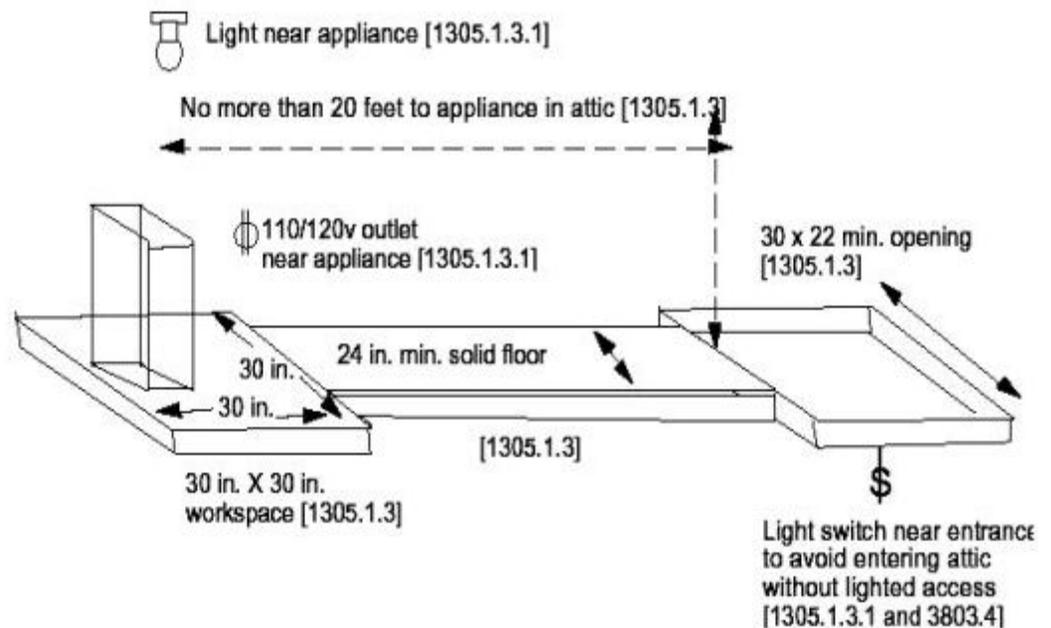
ATTIC ACCESS, LADDERS AND SERVICE WALKS:

Not all areas of attic were accessible for inspection.

A nail was protruding from one of the steps on the attic stairway. Safety hazard exists.



Inadequate attic walkway and/or platform to mechanical equipment in attic. Code violation, [UMC 908 & CABO 1401.5] requires 30 inch head clearance and a minimum 24 inch wide SOLID (no gaps or obstructions), floor to equipment for servicing and a 30 inch deep solid platform in front of equipment.



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Stairway frame is inadequately secured into ceiling opening with screws, recommend complying with manufacture specifications calling for 16d nails or 1/4 inch diameter lag screws be added to secure stairway frame to ceiling at specific locations.

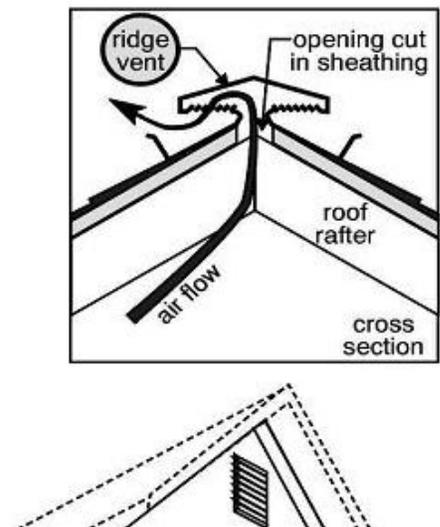
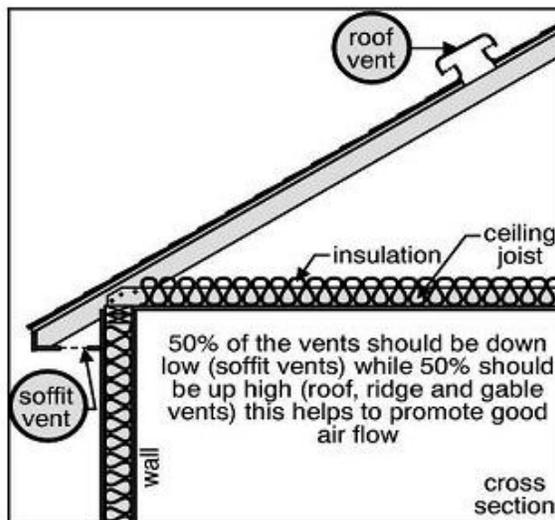
ATTIC VENTILATION AND SCREENING:

Attic power fan is not operational, appears to have been disabled.



Inadequate amount of soffit or roof venting to allow proper ventilation of attic, owner incurs larger utility bills as well as shortened roof life with poor attic ventilation.

Types and locations of vents



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E. Walls (Interior and Exterior)

Comments:

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

Buyer's note: Fresh paint observed on interior surfaces can mask distress indicators.

Evidence house and/or garage has been treated for wood destroying insects in the past. Final determination of structurally significant damage to wood members (if any) cannot be determined without removal of wall coverings. Recommend client obtain additional information from seller regarding extent and location of previous infestation, chemical & company used, warranty if applicable, etc.. Sentinel Inspection Group specifically excludes hidden / latent damage if present (we cannot see thru walls!).

EXTERIOR:

A damaged / cracked brick was observed at the upper wall of the west exterior.



Caulking deficient around one or more windows, will allow water penetration during heavy / wind driven rains.

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Expansion joint(s) and / or inside corners in brick veneer need caulking. Ensure any mortar present in expansion joint is first removed before sealing.



Caulking missing and/or deficient around vertical trim boards may allow wind driven rain entry.



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Recommend caulking around electrical disconnect box(s) of A/C unit(s) to prevent water entry behind disconnect(s).



Caulking missing and/or deficient at vertical joints in siding; may allow wind driven rain entry.



Bushes / trees / foliage should not contact siding of house to prevent wood rot and/or insect access.

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Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc. Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



Mortar joints between brick ends is deficient in areas, indication the brick layer might not have properly "struck" the bricks (used enough mortar), recommend re-pointing areas where voids in mortar are present.



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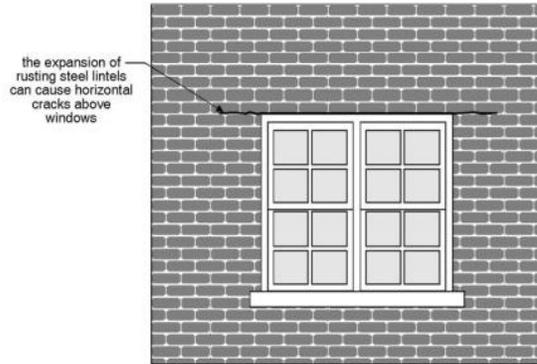
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Metal lintel(s) over window/door openings are rusting and / or lintel ends are improperly exposed.

Rusting lintels



Foundation brick ledge does not meet flush with brick veneer around all areas of house, some areas where foundation extends past brick veneer and some areas where brick veneer extend past foundation.

Synthetic wood siding observed on house, it is common industry knowledge that this siding has a tendency to rot easily if not kept well sealed / painted and that most manufactures of this type of product are / have been involved in some type of class action lawsuit.

EVIDENCE OF WATER PENETRATION:

Possible from soil above foundation and/or improper site drainage during heavy rains.

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F. Ceilings and Floors

Comments:

CEILINGS:

No deficiencies observed at the time of inspection.

FLOORS:

Floor squeaks noted.

G. Doors (Interior and Exterior)

Comments:

INTERIOR:

Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

One or more doors in house will not latch. (Master closet, 2nd Floor Southwest bedroom, Jack & Jill bathroom)

Door sticks some when closed; (Northwest bedroom)

EXTERIOR:

Prudent buyers replace/rekey exterior locks upon taking possession of property.

One or more exterior doors do not have a thumb latch to unlock door. All egress doors shall be opened from the inside without the use of a key or special knowledge or effort. Ref. IRC code R311.2.

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Damage was observed to the base of the metal door at the exterior side of the front entry.



GARAGE:

No deficiencies observed at the time of inspection.

H. Windows

Comments:

All windows were not operated/accessible in furnished residence.

WINDOWS:

The window film was damaged / discolored at many windows.



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Window jamb alarm sensors need to be sealed with silicone seal to prevent water entry.



Windows at one or more 2nd floor rooms were a potential fall hazard for small children due to their low height above the floor; did not observe fall protection outside the window. Ref IRC R613.2 Window Sills: In dwelling units, where the opening of an operable window is located more than 72 inches above finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch diameter sphere cannot pass.

SAFETY GLASS IN HAZARDOUS LOCATIONS:

No deficiencies observed at the time of inspection.

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I. Stairways (Interior and Exterior)

Comments:

INTERIOR:

No deficiencies observed at the time of inspection.

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J. Fireplaces and Chimneys

Comments:

Damper missing required bracket that keeps damper from fully closing when fireplace is equipped with gas logs. If damper is fully closed then combustion fumes will enter house unseen.

It is recommended to clean and paint the rusted chimney cap in order to discourage further deterioration.



K. Porches, Balconies, Decks, and Carports

Comments:

Cracks in walkways, driveway and/or garage concrete observed, typical.

L. Other

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Electrical service meter is not secured to house / garage.



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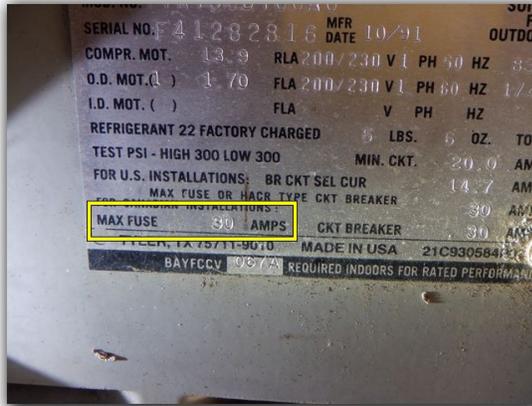
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150 AMP ELECTRICAL SERVICE PANEL LOCATED IN THE GARAGE

Not all breakers are properly identified.

Breaker is oversized per data plate on side of A/C unit. (2nd floor unit)



Observed improper use of normal wire conductor colors. Observed white wire used for other than grounded / neutral conductors.

Observed two or more neutral conductors under one screw lug on the neutral bus. Current industry standards and National Electric Code permit one neutral conductor per screw lug.

Dead front is not secured with proper screws with blunted ends, Sharp ends can pierce electrical wire insulation.



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50 AMP ELECTRICAL SUB PANEL LOCATED IN THE GARAGE:

Observed improper use of normal wire conductor colors. Observed white wire used for other than grounded / neutral conductors.

SERVICE WIRING:

Observed type of service wiring is underground.

FEEDER WIRING:

Observed type of feeder wiring is aluminum.

Did not observe anti-oxidant compound (grease) on the exposed aluminum feeder wiring.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Observed type of branch wiring is copper.

Comments:

BRANCH WIRING:

Extension cord wiring used improperly as permanent wiring to garage door opener.



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FIXTURES:

Some corrosive damage was observed to the back patio fans.



Multiple lights found to be not functioning. Probably just burned out bulbs, or it could be a broken fixture / switch or improper wiring.

Light fixture over bath not rated for wet/damp locations. Ref. IRC E3908.8: "All fixtures installed in wet/damp shall be marked SUITABLE FOR WET/DAMP LOCATIONS." Bare light bulbs are not to be installed over a bath /shower location. (Master bathtub)

OUTLETS:

Not all outlets were checked / inspected / accessible in furnished residence.

Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.

GFCI reset locations; (Kitchen, Garage, Master Bathroom)

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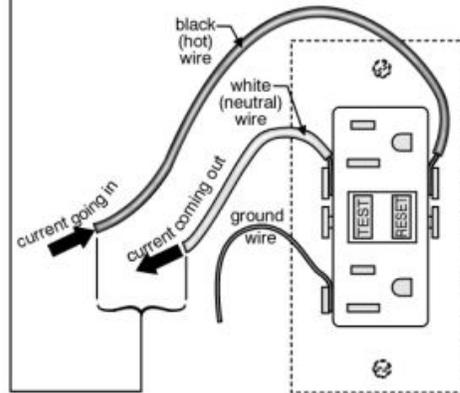
Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.

- | | |
|--|---|
| <input type="checkbox"/> All bathrooms | <input checked="" type="checkbox"/> All kitchen counter top outlets |
| <input type="checkbox"/> Kitchen island | <input type="checkbox"/> Wet bar locations |
| <input checked="" type="checkbox"/> All exterior locations | <input type="checkbox"/> In garage |
| <input type="checkbox"/> Laundry sink | <input type="checkbox"/> Pool area |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Spa / hot tub |

Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:
if the GFI is in the panel, the entire circuit will be shut down



GFCI outlet does not operate properly when tested with simulated short; (Northern exterior of the garage)

Exterior outlet(s) not sealed well against rain water entry.



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Exterior outlet damaged, missing weather proof cover.



Older style 3-prong outlet for dryer observed. Will not fit newer 4 prong corded electric dryer.

Outlet(s) found to be worn, does not hold plug securely / outlet has t be wiggled to acquire power, recommend replacement, including but not limited to; (Front and back patio)

SWITCHES:

Voltage detector indicated switch(s) are not grounded as required by current industry standards (code) to reduce risk of electrical shock. Prior to 1999, grounding of switches was not required. Recommend grounding all non-grounded switches or replace all metal face plates and screws with non-conductive plastic face plates and screws.

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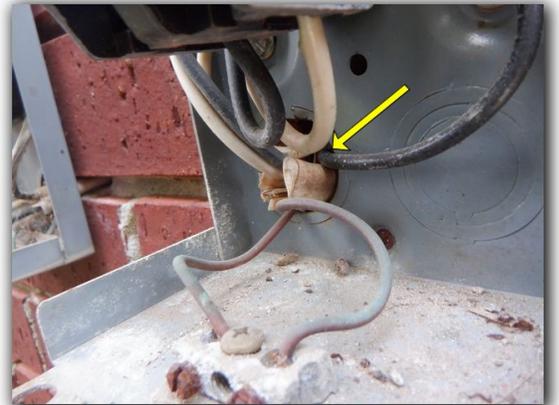
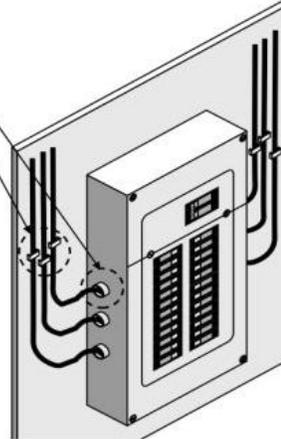
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EQUIPMENT DISCONNECTS:

Protective bushing not present around electrical wire as it passes through metal box.
(Both A/C disconnects)

Securing wires

cables should be clamped
where they enter the panel
they should also be secured
within 12 inches of the panel



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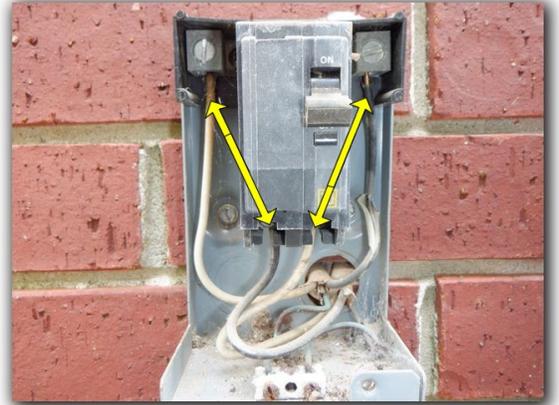
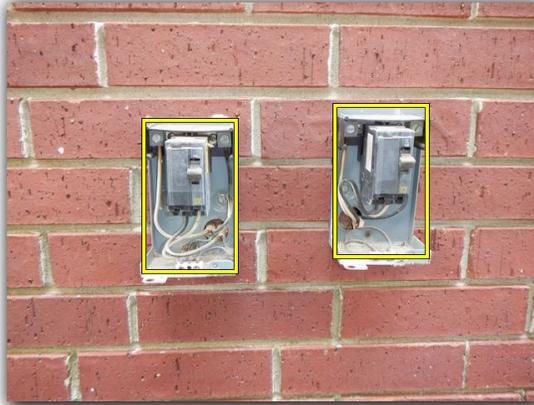
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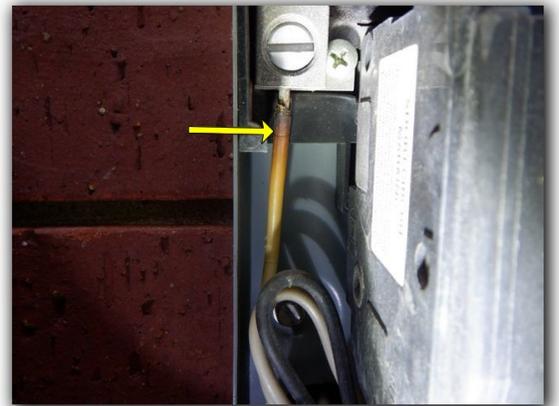
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A/C unit electrical disconnect wiring reversed, line / load connections are backwards.
Live electrical wiring to wrong side of electrical disconnect when power turned off at disconnect will result in shock hazard, repair. (Both units)



Wire insulation damaged from over heating. (Southern A/C disconnect)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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SMOKE DETECTORS AND ALARMS:

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

DOORBELL & CHIMES

No deficiencies observed at the time of inspection.

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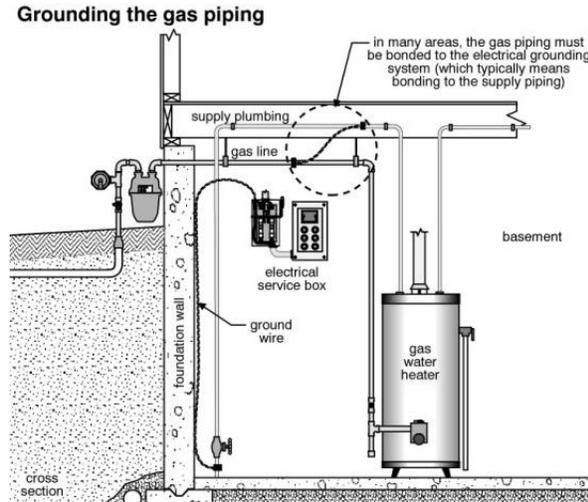
D=Deficient

I NI NP D

OTHER ELECTRICAL ITEMS:

Ground rod / wire missing or damaged at gas meter.

Gas and hot / cold water lines are not properly bonded near water heater. Does not comply with most recent electrical code. NEC 250-80b.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air-split system

Energy Sources: Gas

Comments:

HEATING UNIT: 1st Floor

Make: Ducane (2002)

Model: FPBB100A4B

S/N: 1503260237

Older unit, typically limited service life remaining.

HEATING UNIT: 2nd Floor

Make: Ducane (2002)

Model: FPBB075A3B

S/N: 1513540239

Older unit, typically limited service life remaining.

I=Inspected

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D=Deficient

I	NI	NP	D
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HOUSE HEATER EXHAUST VENT(S):

No deficiencies observed at the time of inspection.

BLOWER(S):

No deficiencies observed at the time of inspection.

THERMOSTAT(S):

No deficiencies observed at the time of inspection.

B. Cooling Equipment

Type of Systems: Forced air-split system

Comments:

Recommend sealing exterior where AC lines enter house.



CONDENSING UNIT: 1st Floor

Make: Goodman (2007)

Model: GSC130481AF

S/N: 0709230806

Older unit, typically limited service life remaining.

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D=Deficient

I	NI	NP	D
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EVAPORATOR COIL: 1st Floor

Temperature Differential: $81.3 - 64.2 = 17.1$

Make: Carrier (2007)

Capacity: 4 Tons

Older unit, typically limited service life remaining.

CONDENSING UNIT: 2nd Floor

Make: Trane (1991)

Model: TTR730B100A0

S/N: F41282816

Unit has exceeded its normal serviceable life span; replacement should be expected and budgeted for in near future.

EVAPORATOR COIL: 2nd Floor

Temperature Differential: $77.3 - 60.8 = 16.5$

Make: Carrier (2007)

Capacity: 3 Tons

Older unit, typically limited service life remaining.

CONDENSATION DRAIN PAN/DRAIN LINES:

Secondary drain pan is very rusted, recommend replacement. (1st floor unit)



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I	NI	NP	D
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Primary drain line should be insulated along entire length in attic to prevent warm attic air condensing on cool drain line and dripping condensation.



C. Duct Systems, Chases, and Vents

Comments:

Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch. Recommend general maintenance to flex ducts in attic. Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc.

Excessive air loss around transition/coil/heater/plenum.

Excessive air loss at evaporator coil around drain and Freon line connections.

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D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property

Location of main water supply valve: hall closet

Static water pressure reading: 56 psi

Comments:

WATER SUPPLY PLUMBING:

Water supply piping observed to be predominantly copper.

Water softener, treatment and filtration type of equipment was not checked/inspected.

Recommend insulating exterior water line(s) to prevent freeze damage.



COMMODES:

Not secured to floor, recommend removal of commode, inspection of flange serviceability, install type of wax ring with foam gasket inside wax and new securing bolts; (Half bath)

Recommend caulking around base of all commodes.

The half bathroom commode did not meet the minimum space requirement of a total opening of at least 30 inches and a minimum of 15 inches from either side wall to the centerline of the commode.

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I	NI	NP	D
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The wrong design / shape of toilet seat was present at the commode in the 2nd floor Jack & Jill bathroom.



SINKS:

Drain stopper or pop-up lever assembly of one or more sinks is missing, damaged or needs adjustment.

Slow drain; (Northern sink in the Jack & Jill bathroom)

FAUCETS:

Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind wall.

TUBS:

Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, and where tile meets tub to prevent water entry behind wall.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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SHOWER(S):

24 hour shower pan test has been specifically excluded.

No deficiencies observed at the time of inspection.

LAUNDRY CONNECTIONS:

Recommend use of stainless steel braided "no burst" clothes washer water supply lines to reduce chance of water damage.

Hot & cold faucets of laundry room are not identified, color coded (red-hot, blue-cold).

EXTERIOR HOSE BIBS:

Exterior hose spigot(s) do not have code approved anti-back flow devices installed.



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I	NI	NP	D
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GAS SUPPLY SYSTEMS

Pressure test of gas lines has been specifically excluded.

Gas meter located at the west exterior side of house

Gas piping not sleeved as it passes through masonry wall as required by Code [CABO 2608.3] IRC 2603.3.



OBSERVED BRANCH LINES:

Galvanized and/or black iron

APPLIANCE CONNECTIONS:

The gas yard lamp was not lit at the time of inspection. One of the burners was observed to be damaged. Recommend service / repairing as necessary.



I=Inspected

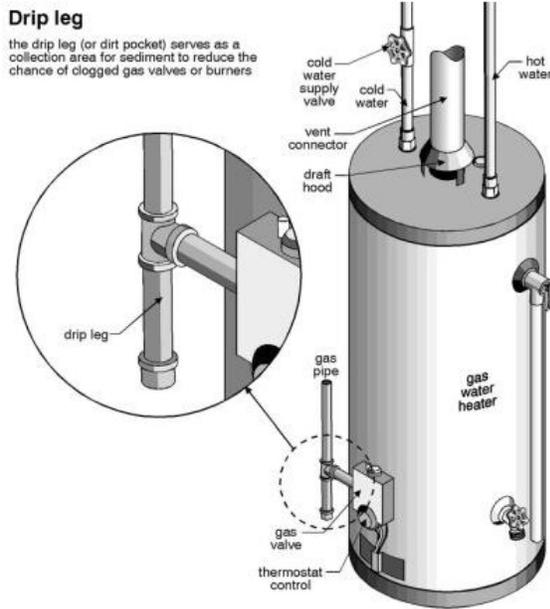
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which is called for in the manufactures installation instructions.



B. Drains, Wastes, and Vents

Comments:

Hydrostatic pressure test of sewer lines was specifically excluded.

DRAIN, WASTE, VENT PLUMBING:

Type of drain waste vent material observed to primarily plastic

There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend installation of bath plumbing access panels where possible.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-
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C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 gallons

Comments:

WATER HEATING UNIT(S):

At/Near end of typical serviceable life.

Corrosion observed at shut off valve and/or connections on top of water heater.



WATER HEATER EXHAUST VENT(S):

No deficiencies observed at the time of inspection.

TEMPERATURE AND PRESSURE RELIEF VALVE(S):

Did not check operation since valve(s) is/are over 3 years old. Most manufacturers recommend replacement of T&P valves over 3 years of age.

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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Drain line improperly reduced in size using flexible connector, considered a recognized safety hazard; REF.: 1991 Standard Plumbing Code 1213.7.4 IRC 2803.6.1.



D. Hydro-Massage Therapy Equipment

Comments:

Was not able to access motor for visual inspection. Does not comply with National Electric Code (Reference NEC 680-72. Accessibility). “hydro massage bathtub electrical equipment shall be accessible without damaging the building structure or building finish”.)

E. Other

Comments:

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D=Deficient

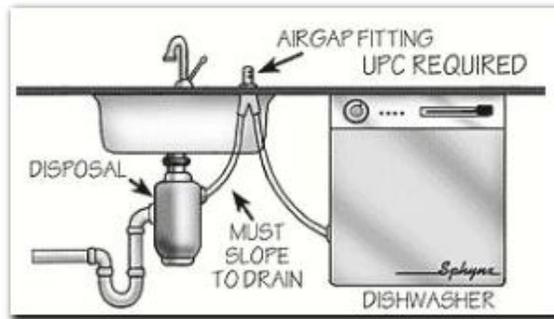
I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Drain line needs to be elevated above side inlet of disposal to underside of countertop to prevent debris and gray water from draining down line from disposal and back into dishwasher.



Dish racks contain some rust / deterioration.



B. Food Waste Disposers

Comments:

No deficiencies observed at the time of inspection.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

Improper vent duct material used, *Current industry standards; CABO sections 1802.1 and 1804.1 and UBC section 504.2 requires " Smooth interior single-wall duct constructed of galvanized steel, stainless steel or copper. The duct serving the hood shall have a smooth interior surface." Not aluminum dryer or vinyl type duct IRC 1502.1.*



D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

No deficiencies observed at the time of inspection.

ELECTRIC OVEN:

Timer and cleaning cycles not checked

No deficiencies observed at the time of inspection.

E. Microwave Ovens

Comments:

No deficiencies observed at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Improperly vents to soffit. Should vent to exterior.

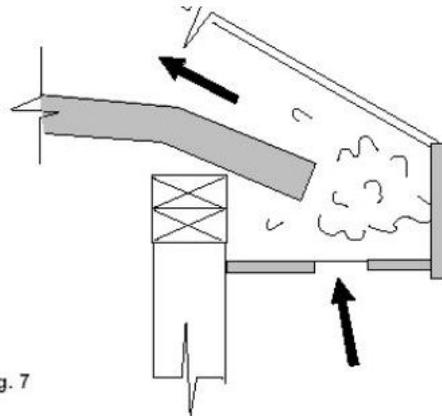


Fig. 7

Terminating exhaust fans to soffits/eaves builds up condensation moisture within the soffit that can deteriorate the fascia board, soffit and/or plywood roof decking and cause paint peeling. A soffit/eave is part of attic air space where exterior air is drafted in to the attic space with the exhaust duct fumes and moisture.

G. Garage Door Operators

Comments:

Remote control hand held units were not checked/inspected.

Missing required safety sticker / decal next to operator button.

Garage door operator control button is improperly located. Federal safety standard for automatic residential garage door openers states "Locate control button: (a) within sight of door, (b) at a minimum height of 5 feet so small children cannot reach it, and (c) away from all moving parts of the door."

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Electronic sensing eyes are improperly installed; should be no more than 6 inches above floor.



Older garage door operator unit, lacks secondary anti-entrapment safety feature (e.g., optical sensors), limited service life remaining. (Double garage door)

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H. Dryer Exhaust Systems

Comments:

Recommend periodic cleaning of the dryer vent ductwork to reduce the risk of fire.

The dryer vent was not properly installed flush with the wall and sealed at the southeast exterior.



-

I. Other

Comments:

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NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Testing, certifying and / or verifying the proper operation of back-flow device is specifically excluded.

One or more spray heads need adjustment for proper yard cover and reduced over spray on house.

- B. Outbuildings**

Comments:

Not present at time of inspection.

INTENT OF INSPECTION:

It is the expressed intent and purpose of this report to inform you the client exclusively of the **visual ("eyeball") observations** and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the subject property are performing the function for which they were intended to perform or are in need of immediate repairs. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues, and/or issues unnamed in this report. **This report is neither an expressed nor implied warranty and / or guarantee as to future life and/or performance of the items inspected**, but is intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection. **Our intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk nor assume your risk.**

SCOPE OF INSPECTION:

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

METHOD OF INSPECTION:

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing, and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made both inside as well as outside of the structure; however, these observations were limited to only those areas open to view without moving any item, i.e.; inhabitants furniture, belongings or stored items which was blocking the view. The inspector did not employ any instruments to aid in the inspection, **disassemble any component of an item checked**, (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering unless noted in the body of this report.

LIMITATION OF INSPECTION:

The visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing, and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produce by structural, electrical, plumbing, and mechanical components problems.

Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.

There is no guarantee or warranty stated or implied that all defects have been found or that Sentinel Inspection Group, LLC will pay for the repair of any defect not discovered. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering fact. **THIS INSPECTION DOES NOT INCLUDE THE INSPECTION OF, SAMPLING FOR OR TESTING OF ANY SUBSTANCE CLASSIFIED OR OTHERWISE IDENTIFIED WITH OR AS A TOXIC SUBSTANCE AND/OR BIO-HAZARD OR WOOD DESTROYING INSECTS/ORGANISMS.**

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and /or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE:

In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services.

Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Wednesday, payable the next Friday

ARBITRATION / DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify Sentinel Inspection Group, LLC within ten (10) days of the time of discovery to give Walters Home Inspection a reasonable opportunity to re-inspect the property and resolve the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance

with (AAA) American Association of Arbitrators then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Sentinel Inspection Group, LLC and it's agents liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence. Sentinel Inspection Group, LLC

Sentinel Inspection Group, LLC does not conduct re-inspection services for any reason. We are not in the business of certifying workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

Acceptance and/or reliance on this report shall constitute an acknowledgment, acceptance, and agreement by Client(s) as well as any spouse / significant other, and/or any assigns to all terms, conditions, exclusions and limitations of this report as well as an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.