

Inspection Reveal, LLC

Property Inspection Report



1477 River Oaks Dr.. Huntsville , TX 77340

Inspection prepared for:
Real Estate Agent:

Date of Inspection: 9/11/2019 Time: 7:30 am to 2:00pm
Age of Home: 1986

Weather: sunny 73 to 94 degrees

House was furnished at time of inspection. Limiting inspection in some areas.

Inspector: Darwin Ballard
License # 22793
9 Akridge Dr., Huntsville, TX 77320
Phone: 936 662-4205
Email: inspectionreveal@gmail.com

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
 1477 River Oaks Dr., Huntsville TX, 77340
(Address or Other Identification of Inspected Property)

By: _____
 Darwin Ballard, License # 22793 9/11/2019
(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
---	----	----	---

**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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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.

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

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

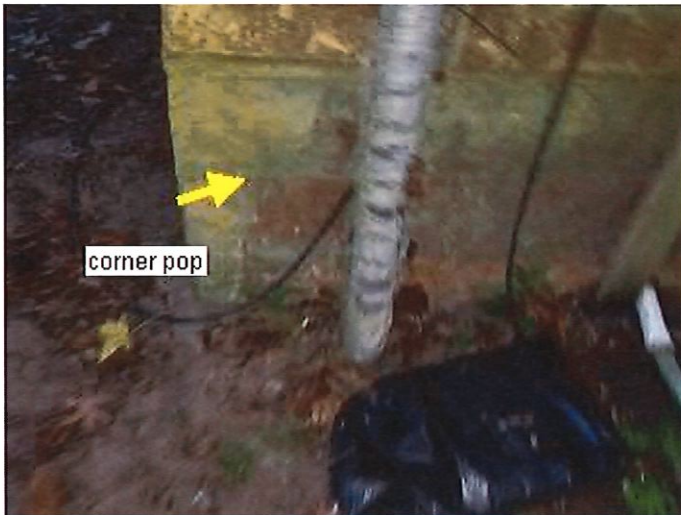
A. Foundations

Type of Foundation(s):

- Slab foundation.

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection.
- Slab not visible due to floor coverings.
- Corner pop noted on rear of foundation. Does not appear to be effecting performance of foundation.
- Spalled concrete noted at front of garage area. Does not appear to be effecting performance of foundation. Consideration should be given to patching area when time and budget permits.
- Small cracks in garage floor appear to be normal shrinkage / settlement cracks.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I
 NI
 NP
 D
 B. Grading and Drainage

Comments:

- Trees too close to structure. Tree roots could possibly cause damage to foundation and sidewalks. Future evaluation is recommended.
- Surface and french drains observed and not tested at the time of inspection. Recommend keeping all drains clear of debris.
- **High soil observed promoting earth to wood contact. Recommend lowering soil to expose 4 inches of foundation.**
- **The gutter system was partially blocked with debris and one or more downspouts or splash blocks were missing. Recommend keeping gutters clean and replacing splash blocks to prevent erosion of soil.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



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

I	NI	NP	D
---	----	----	---

C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted.

Viewed From:

- Roof
- Ladder
- Ground with binoculars

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection.
- Inspector could not access all areas of the roof due to either roofing material, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level with optical lenses.
- Appears to be signs of previous roof repair around chimney area. No sign of water penetration in residence. May consider asking current owner about repair.
- Ridge vents were noted at the time of the inspection.
- Galvanized steel / aluminum gutters and downspouts were noted.
- The gutter and downspout system was observed to be connected to underground drainage piping in one or more locations.
- Recommend keeping debris cleaned off roof surface.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

D. Roof Structure and Attics

Viewed From:

- Attic
- Roof
- Ladder

Approximate Average Depth of Insulation:

- Blown-in insulation was noted at approximately 6 inches deep.

Comments:

- The pulldown attic ladder is not insulated or weather stripped at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door after taking ownership of the property.
- The fascia board has some deterioration in one or more locations. Recommend repairs / replacing when time and budget permit.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer and/or structural walls noted.
- Exterior wood lap siding noted.
- Exterior Hardiboard {fiber cement} siding noted.
- Drywall walls noted on interior.

Comments:

- Elastomeric caulking is recommended for the area between the exterior brick veneer and exterior hardi / wood cladding trim boards.
- Mortar joint crack noted over side entrance door. Crack does not appear to be effecting the performance of wall.
- **It was observed that one or more areas of the exterior wood sidewall surfaces was in need of repair. This was typical around the house in areas close to peak of roof under soffit. Recommend further evaluation by qualified contractor and repair as needed.**
- **The exterior window casings were observed to have some level of deterioration and/or damage.**
- **One or more locations on the exterior cladding showed evidence of wood decay / rot. Recommend repairs / replacing by qualified contractor.**
- **Area where gas pipe enters soffit by generator should be properly sealed.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

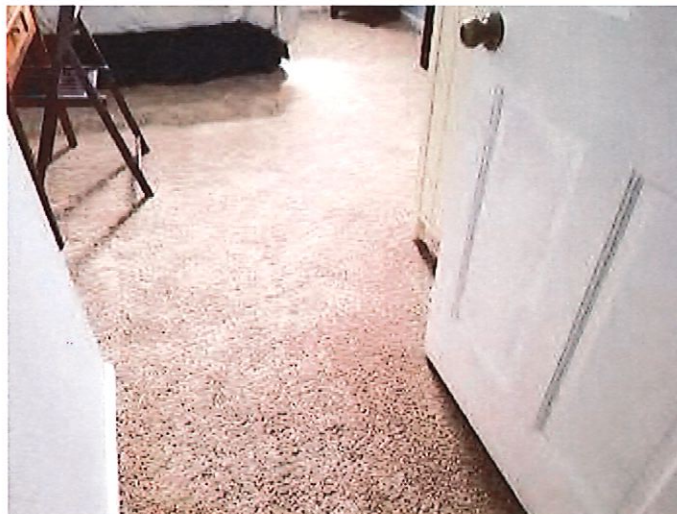
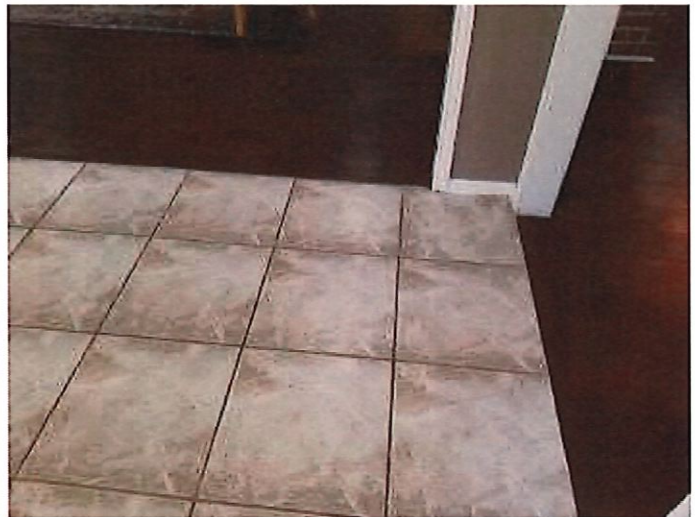
F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with texture finish.
- Floors had carpet covering in various locations.
- Floors had laminate and/or engineered wood flooring in one or more locations.
- Floors had tile and/or stone covering in one or more areas.

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection



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

I	NI	NP	D
---	----	----	---

G. Doors (Interior and Exterior)

Comments:

- The garage entry door is not equipped with a self closing device.
- A bi-fold closet door was observed to be missing top guide. Recommend repair by qualified contractor.
- Exterior side door was noted having wood decay / rot on bottom of exterior casing. Recommend repair by qualified contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

H. Windows

Window Types:

- Gas filled and/or low-emissivity type windows.

Comments:

- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary.



I. Stairways (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room.

Types:

Comments:

- Visual inspection of the fireplace, hearth, hearth extension, firebox and damper.
- Unable to view chimney cap and spark arrestor due to location.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



K. Porches, Balconies, Decks, and Carports

Comments:

- Concrete driveway was noted.
- Concrete sidewalks were noted. Cracks noted in sidewalks do not appear to be effecting performance.
- **The deck structure was observed to have either dry rotted, water damaged and/or insect damaged areas and further evaluation is recommended.**
- **Loose deck board noted in one or more areas. Recommend repair by qualified contractor.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



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

I	NI	NP	D
---	----	----	---

L. Other

Materials:

- {6'} wood stockade fence noted.
- Chain link fence noted.

Comments:

- One or more gates did not appear to swing freely. Recommend repairs when time and budget permit.
- The horizontal top rail was not connected in one or more areas.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- The electrical panel is located in the garage.

Materials and Amp Rating:

- Copper wiring
- 200 amp

Comments:

- All components of the main service panel appear to be properly installed and functioning as intended
- Service entrance wiring is overhead.
- No ARC fault breakers {AFCI} were observed at the service panel at the time of the inspection; although this may not have been a requirement when the home was built. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. ARCI breakers provide fire protection by opening the circuit when an arcing fault is detected. Consideration may be given to upgrading breakers.
- Emergency generator and transfer switch noted. Appeared to be functioning as intended at time of inspection.

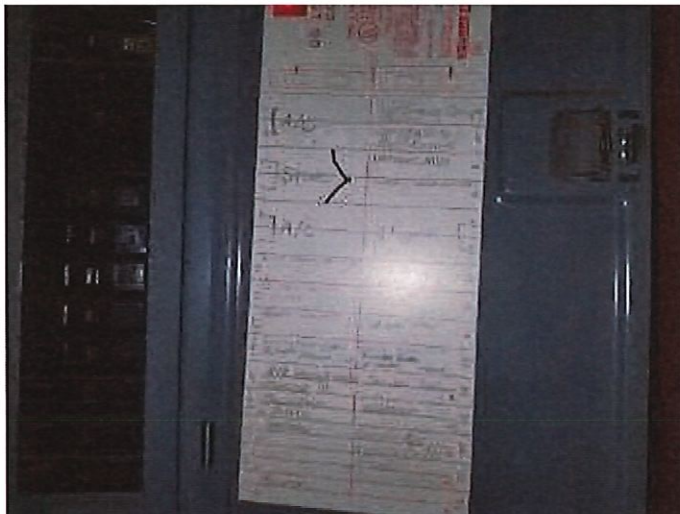
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



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

I	NI	NP	D
---	----	----	---

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring.

Comments:

- GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge.
- The doorbell was NOT functional at the time of the inspection.
- GFCI receptacles were not observed in all required locations at the time of the inspection. Recommend having licensed electrician evaluate and repair as needed to meet current standards.
- Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO2 detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating of 2-B:C.
- Damaged and/or missing outlet and/or switch covers were observed. This situation creates a Safety Hazard and should be corrected.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

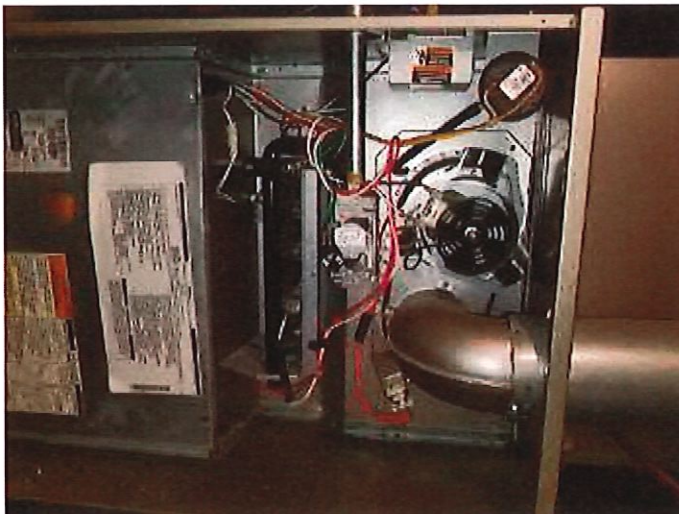
- 2 each Gas fired forced hot air.
- Mfg: Bryant Heating and Cooling system Age: 2011

Energy Sources:

- The furnace is gas powered.

Comments:

- The unit appeared to be functioning as intended at the time of the inspection.



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

I	NI	NP	D
---	----	----	---



B. Cooling Equipment

Type of Systems:

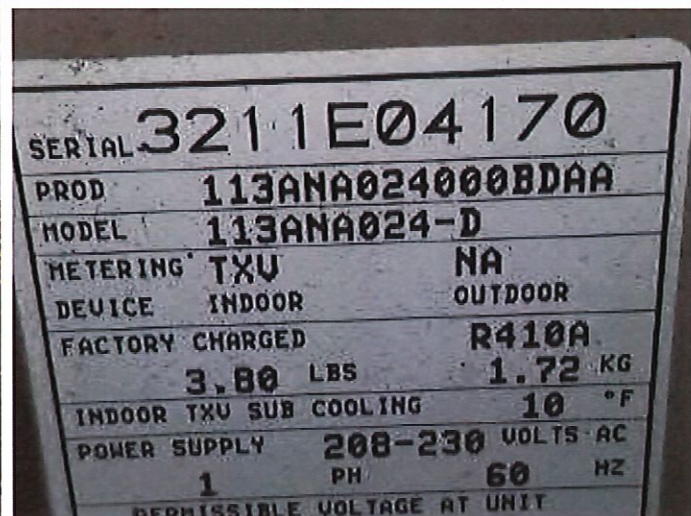
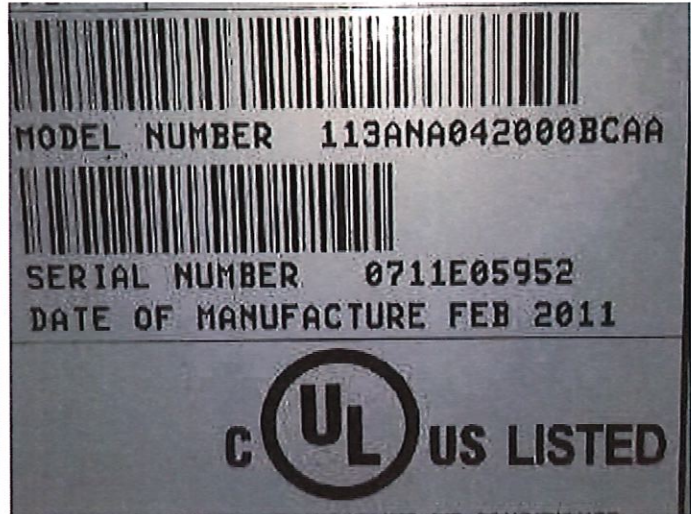
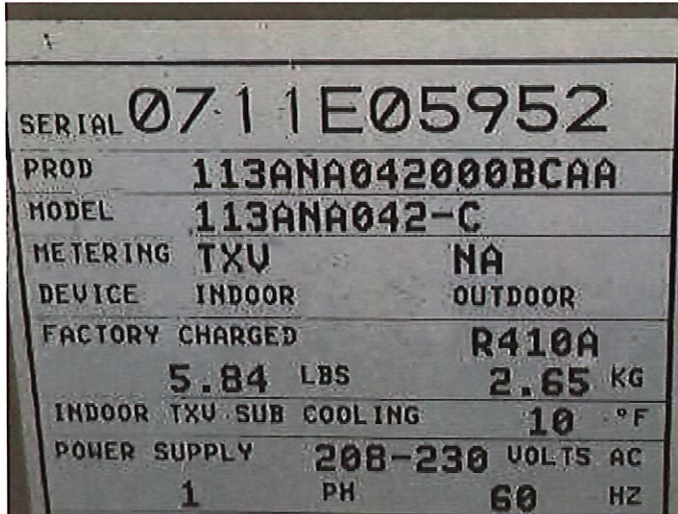
- The home has two split system.
- Mfg: Bryant Heating and Cooling system Age: Aug. & Feb. 2011
- Size: 2 ton & 3.5ton

Comments:

• The upstairs unit did not appear to be performing to industry standards. Temperature differential was approximately 10 degrees. Industry standards: Supply air typically +/- 55 degrees. Return air should be between (14 - 22) degrees greater. Recommend having qualified HVAC technician evaluate system and repair as needed.

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

I	NI	NP	D
---	----	----	---



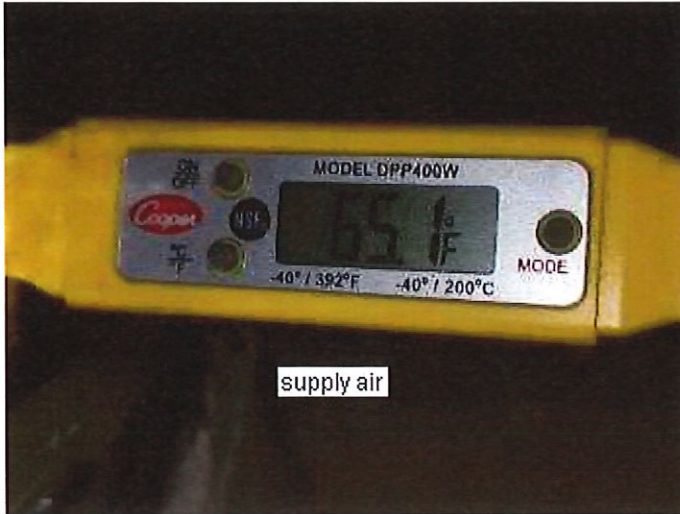
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D



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

I	NI	NP	D
---	----	----	---



C. Duct Systems, Chases, and Vents

Comments:
• Ducts and vents appeared to be performing as intended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of structure.
- Water meter & Main supply shutoff co-located in common underground utility box.

Location of Main Water Supply Valve:

- Front near sidewalk.

Comments:

- The anti static water pressure was observed at approximately 75 psi.
- One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system and should be considered for safety reasons.
- The anti static water pressure readings are typically at {40-70 psi} in the normal operating range. Pressure exceeding these limits or higher than {70 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns.

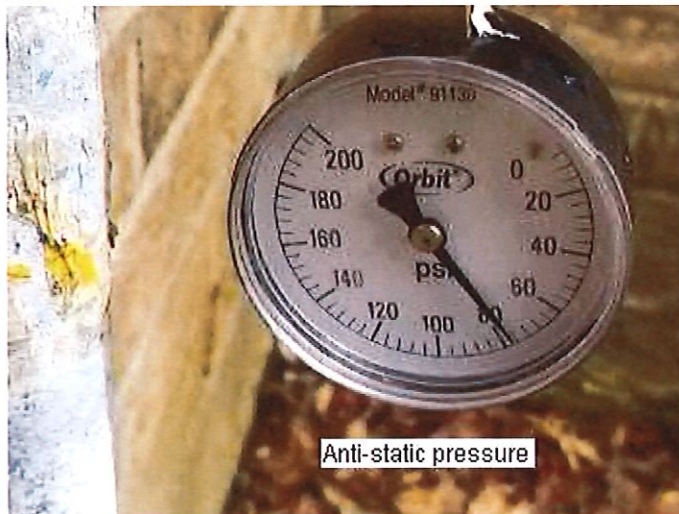
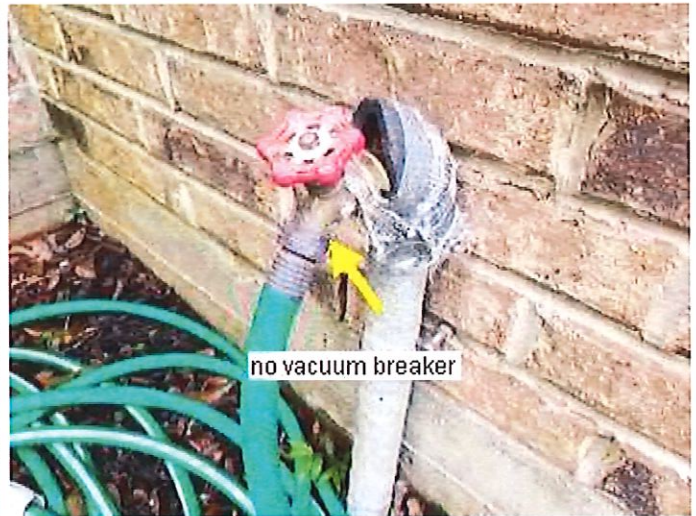
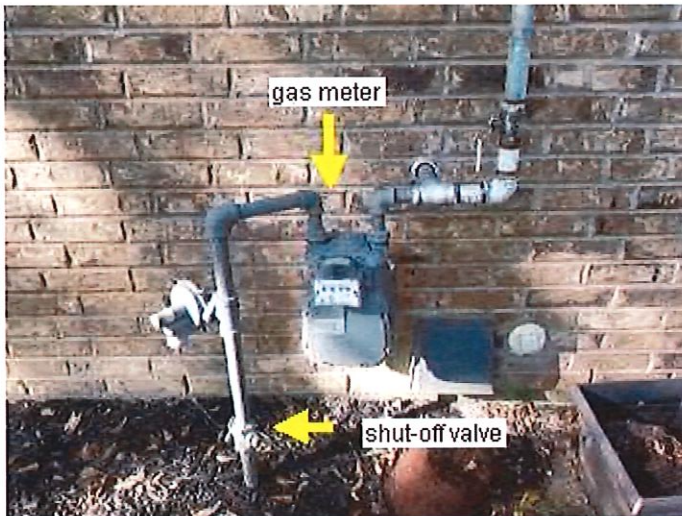
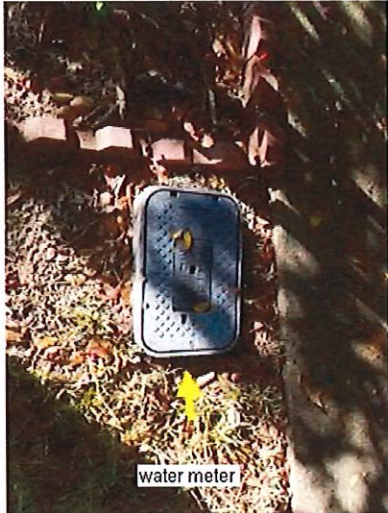
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



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

I	NI	NP	D
---	----	----	---

B. Drains, Wastes, and Vents

Comments:

- The exterior main cleanout was located at the front of the structure.
- Vent pipes are noted as PVC



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

I NI NP D

C. Water Heating Equipment

Energy Source:

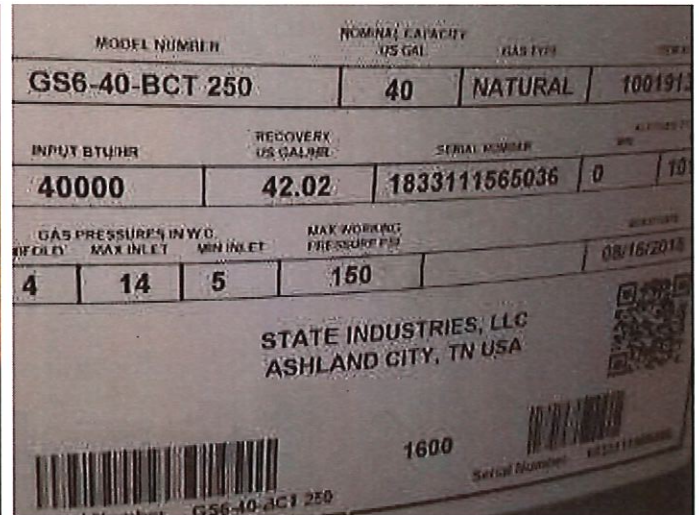
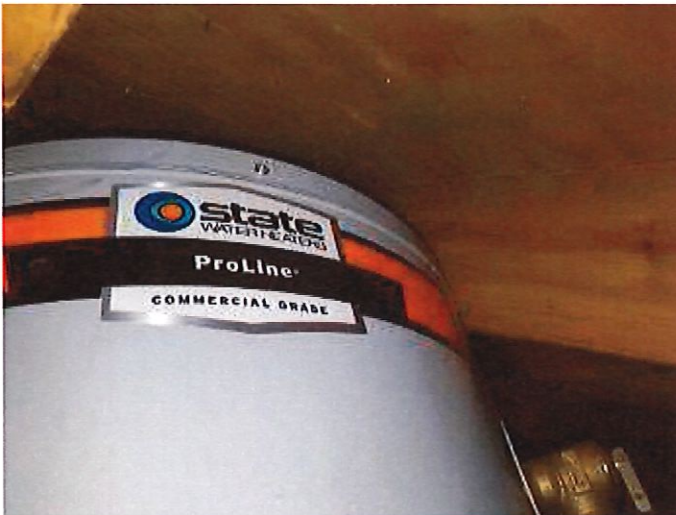
- Water heaters are natural gas.
- Mfg.: State Age: Aug. 2018
- Mfg. GE Age: Oct. 2008

Capacity:

- Units are 40 gallon.

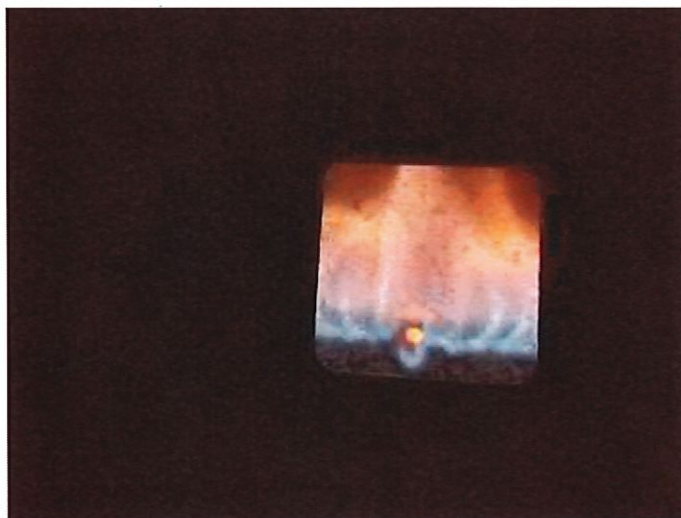
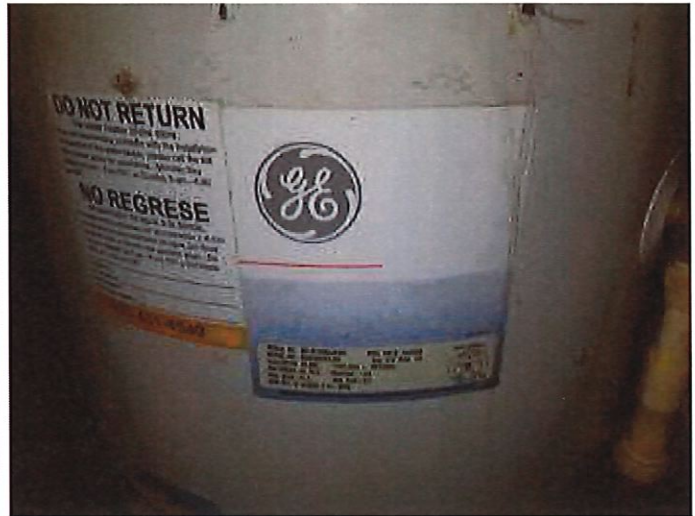
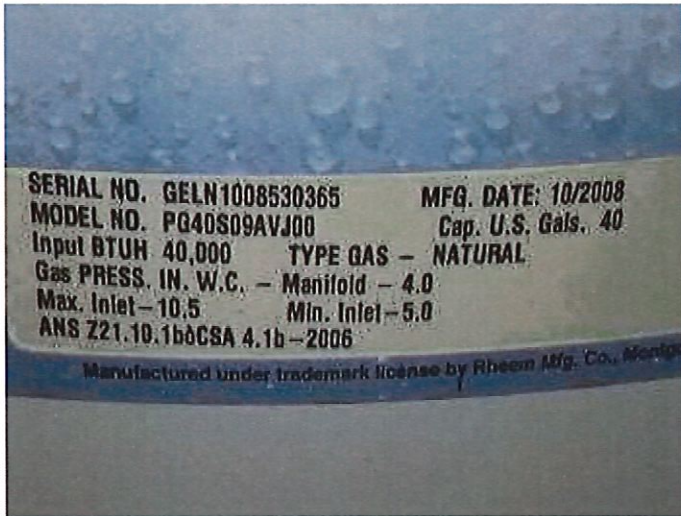
Comments:

- The water heater and its components were found to be performing and in satisfactory condition at the time of the inspection.
- Water markings noted on top of GE water heater. Appeared to be previous leak above water heater (possibly roof jack / vent). Recommend future monitoring to ensure leak is repaired.



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

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- Lack of a proper air gap noted and/or high loop drain line at dishwasher. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.
- Top spray arm did not appear to be functioning properly. Recommend evaluation by qualified technician.

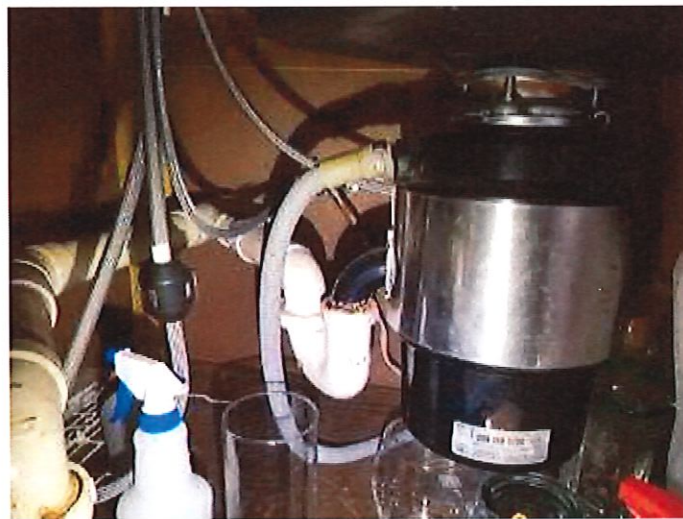
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

C. Range Hood and Exhaust Systems

Comments:

- The range hood was functional at the time of the inspection.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

D. Ranges, Cooktops, and Ovens

Comments:

- Oven: Natural gas
- Oven was functional at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

E. Microwave Ovens

Comments:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- One or more vent fans terminated in the attic space and should be vented to the exterior as per current building standards.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



G. Garage Door Operators

Door Type:

- One {16'} aluminum door.
- Manual roll-up door noted (6 foot aluminium).

Comments:

- The garage door was not accessible for testing and/or inspection due to personal belongings.

• **The manual lock should be removed when an automatic garage door opener is in use.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



H. Dryer Exhaust Systems

Comments:

- No backdraft damper door observed on the dryer vent.



I. Other

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:



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

Type of Construction:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

C. Outbuildings

Materials:

- Wooden shed in rear
- Corrugated fiberglass roof panels were observed on shed.

Comments:

- The shed was observed to have wood rot and/or damage and should be further evaluated.
- Sub panel in building did not appear to have a ground. This is a safety hazard and should be corrected by licensed electrician. Sub panel was not tested to see if it was live at time of inspection. Recommend having licensed electrician evaluate panel and repair as needed to meet current standards.



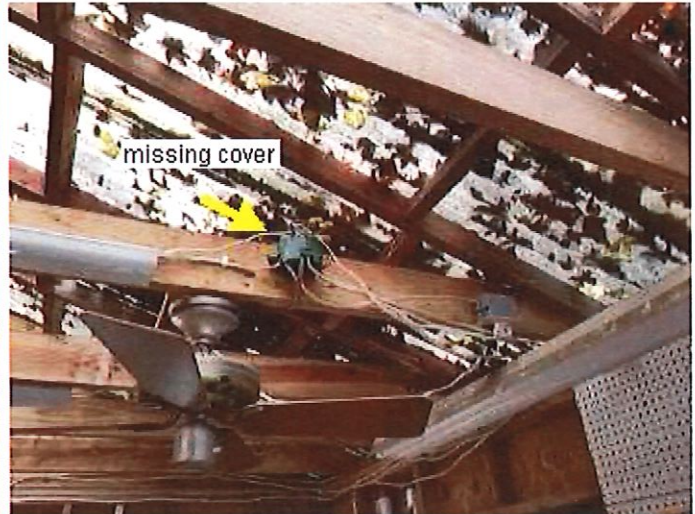
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



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:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • High soil observed promoting earth to wood contact. Recommend lowering soil to expose 4 inches of foundation. • The gutter system was partially blocked with debris and one or more downspouts or splash blocks were missing. Recommend keeping gutters clean and replacing splash blocks to prevent erosion of soil.
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • It was observed that one or more areas of the exterior wood sidewall surfaces was in need of repair. This was typical around the house in areas close to peak of roof under soffit. Recommend further evaluation by qualified contractor and repair as needed. • The exterior window casings were observed to have some level of deterioration and/or damage. • One or more locations on the exterior cladding showed evidence of wood decay / rot. Recommend repairs / replacing by qualified contractor. • Area where gas pipe enters soffit by generator should be properly sealed.
Page 14 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • A bi-fold closet door was observed to be missing top guide. Recommend repair by qualified contractor. • Exterior side door was noted having wood decay / rot on bottom of exterior casing. Recommend repair by qualified contractor.
Page 15 Item: H	Windows	<ul style="list-style-type: none"> • One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary.
Page 17 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • The deck structure was observed to have either dry rotted, water damaged and/or insect damaged areas and further evaluation is recommended. • Loose deck board noted in one or more areas. Recommend repair by qualified contractor.
Page 19 Item: L	Other	<ul style="list-style-type: none"> • One or more gates did not appear to swing freely. Recommend repairs when time and budget permit. • The horizontal top rail was not connected in one or more areas.
ELECTRICAL SYSTEMS		

Page 22 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • The doorbell was NOT functional at the time of the inspection. • GFCI receptacles were not observed in all required locations at the time of the inspection. Recommend having licensed electrician evaluate and repair as needed to meet current standards. • Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO2 detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating of 2-B:C. • Damaged and/or missing outlet and/or switch covers were observed. This situation creates a Safety Hazard and should be corrected.
-----------------	--	--

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 24 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • The upstairs unit did not appear to be performing to industry standards. Temperature differential was approximately 10 degrees. Industry standards: Supply air typically +/- 55 degrees. Return air should be between (14 - 22) degrees greater. Recommend having qualified HVAC technician evaluate system and repair as needed.
-----------------	-------------------	---

PLUMBING SYSTEM

Page 28 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system and should be considered for safety reasons. • The anti static water pressure readings are typically at {40-70 psi} in the normal operating range. Pressure exceeding these limits or higher than {70 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns.
-----------------	---	---

APPLIANCES

Page 33 Item: A	Dishwashers	<ul style="list-style-type: none"> • Lack of a proper air gap noted and/or high loop drain line at dishwasher. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination. • Top spray arm did not appear to be functioning properly. Recommend evaluation by qualified technician.
Page 36 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • One or more vent fans terminated in the attic space and should be vented to the exterior as per current building standards.
Page 37 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The manual lock should be removed when an automatic garage door opener is in use.
Page 38 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> • No backdraft damper door observed on the dryer vent.

OPTIONAL SYSTEMS

Page 40 Item: C	Outbuildings	<ul style="list-style-type: none">• The shed was observed to have wood rot and/or damage and should be further evaluated.• Sub panel in building did not appear to have a ground. This is a safety hazard and should be corrected by licensed electrician. Sub panel was not tested to see if it was live at time of inspection. Recommend having licensed electrician evaluate panel and repair as needed to meet current standards.
-----------------	--------------	--