

HouseCheck
Property Inspection Report



210 Birchwood Dr, Spring, TX 77386
Inspection prepared for: Chris Shannon
Real Estate Agent: Travis Foote - INETO Real Estate Services

Date of Inspection: 6/3/2019 Time: 1:00 PM
Age of Home: 1975 Size: 2609
Order ID: 619

Inspector: Russell Redfield
TREC # 21614
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Phone: 713-502-5221
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HOUSE  **CHECK**™
Inspections. Done Right.

PROPERTY INSPECTION REPORT

Prepared For: Chris Shannon
(Name of Client)

Concerning: 210 Birchwood Dr, Spring TX, 77386
(Address or Other Identification of Inspected Property)

By: Russell Redfield, TREC # 21614 6/3/2019
(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

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):
• Slab on grade foundation
Comments:
• About Foundations:

Two common foundation types are a concrete slab and pier and beam. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Slab-on-grade foundations are designed to move with the soil and, during the life the foundation, you can expect to find doors and windows that do not operate properly, as well as cracks to interior/exterior walls. These are common and do not necessarily indicate foundation failure or adverse performance.

• Limitation: Most components of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- There is/are a tree(s) at the back side(s) of the structure that is too close to the foundation. The growth of the tree over time can cause foundation damage. Trees should be no closer than 6 feet from the foundation.
- Exposed rebar was observed along the wall of the foundation at one or more of the following locations: front. The rebar should be concealed to prevent damage to the rebar and the concrete.

Rebar repaired



Tree at right rear



Exposed rebar at left front

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Grading and Drainage |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------------|

Comments:

• About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage growth of possible organic materials. As a general rule, the ground should slope 6" within the first 10' away from the house. Clearance to wall siding should be at least 4" for brick, stone, or fiber cement and 6" for any other siding materials. Grading and drainage is inspected visually around the site. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition and should be evaluated by a qualified professional if there are concerns.

• The grade of the ground around the . right, , backside(s) of the home should be improved to promote the flow of water away from the home. This can be achieved by the addition or removal of top soil as well as the installation of a drainage system. The ground should slope away from the home at the rate of 6" for the first 10 feet.

• Evidence of standing water (ponding) was observed against or near the foundation. Poor grading was noted. This condition should be improved to promote the flow of water away from the structure.

• Gutters are clogged at one or more of the following locations , left, , front, , backside(s). The gutters should be cleaned to allow for adequate performance.

• The lower turn spouts on the downspouts were missing in the folloing location(s) front, back sides of the residence and should be replaced to direct water runoff away from structure.

Gutters removed



Left rear downspout



Front gutters

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Right side



Rear

I
 NI
 NP
 D
 C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition shingle

Viewed From:

- Walking on roof

Comments:

- All deficiencies noted in red should be further evaluated by a roof professional.
- **Lifted flashings at base of mast for service entrance conductor, . This can allow water penetration under flashing. Flashing should be flush with roof covering.**
- **Current standards mandate all plumbing vent stacks extend a minimum of 6 inches above the roof slope. One or more were observed to not meet this standard.**
- **Furnace vent pipe heavily rusted. This can allow moisture penetration.**



Garage



Lifted / rusting flashing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Garage



Garage



Garage



Rear

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

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Rear



Plumbing vent



Furnace vent



Left front

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Right front

**D. Roof Structure and Attics**

Viewed From:

Approximate Average Depth of Insulation:

- Insulation depth is less than 4 inches.

Comments:

- About the Roof Structure:

The attic of a residence is important for several reasons. In warm, moist climates the attic is an essential element to creating an energy-efficient dwelling. Insulation in the attic must be of sufficient depth to achieve proper energy efficiency. There should also be sufficient air flow and/or humidity control in all confined areas of a home. The overall attic venting ratio should be at least 1/150th of the total habitable space, however, no measurements are taken as a part of the inspection.

Other structural components in the attic include decking of the roof. Inspectors can only visibly inspect these components in areas that are accessible and considered safe to access by the inspector. Many elements of the roof and attic remain hidden or inaccessible. There is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Limitation: The inspector could not access or view all areas of the attic due to a limited/absent walkway.

• Insufficient insulation was noted in the attic space per today's current standards. Improvements to the insulation may increase energy efficiency.

- Collar ties not installed at proper intervals. Under current standards, collar ties should be installed every four feet.

• Moisture barrier damaged / missing at gable end walls in attic. This can allow moisture to penetrate siding and in to structure.

*Attic has
new
insulation*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

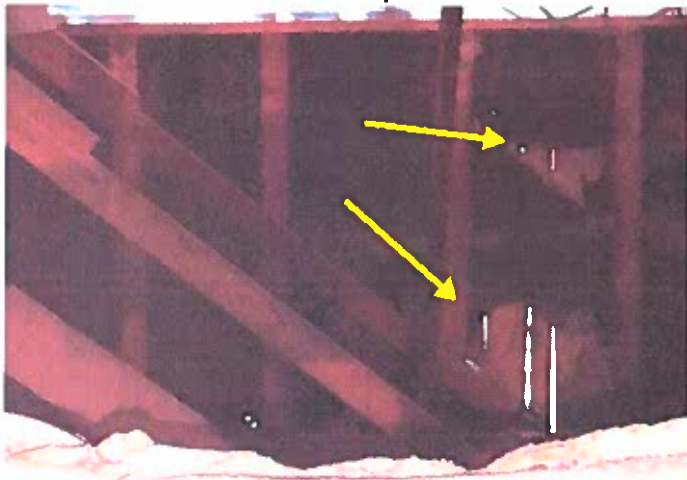
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Rafters without adequate collar ties



Attic insulation



Gable wall missing moisture barrier



Attic ladder

Attic was new installation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Wall Materials:

- Exterior wall cladding is brick.
- Exterior wall cladding is wood.
- Interior wall cladding is drywall.

Comments:

- About Interior and Exterior Walls:

Walls are visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted within the inspection report. Any systems enclosed within the walls are not visible and cannot be inspected.

Limitations: No additional testing is included for environmental factors such as, but not limited to: air quality, mold, insect intrusion points, excessive moisture, inadequate or defective drywall, or defective building materials. If any concerns regarding environmental factors arise, the client should consult with a certified professional in these areas. Texas law does not allow a licensed professional home inspector to positively identify and/or report the presence of mold or other environmental factors. This inspection is not a pest or wood-destroying insect (WDI) inspection. The inspector does not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition and should be evaluated further by a qualified professional if there are concerns.

- Note: House is a foreclosure that has been vacant without a functional air conditioning system to remove humidity. This can result in biological growth in drywall and other finish materials. This condition is typically not visible during inspection and will be evident if drywall is removed.

Biological growth was noted in hall bathroom ceilings and is likely present in other areas.

- Cracks were observed at mortar/brick exterior wall at , backside(s) of the residence. Significant cracks need attention due to possible problems with wall and foundation settlement. Many buildings settle with minor wall and foundation cracking visible at some point. Cracks should be sealed to prevent moisture intrusion, monitoring for further movement, and having a structural engineer evaluate further, should the cracks enlarge beyond their current size.
- Holes in siding at rear. This can allow rodent entry in to structure.
- Siding at garage in contact with soil. This will result in wood rot and can attract wood destroying insects.
- Wood rot and water damage present at wood siding in multiple areas of structure. This can allow moisture penetration through siding and in to underlying framing material, which may also have rot or damage present.

All siding has been replaced or repaired

I=Inspected

NI=Not Inspected

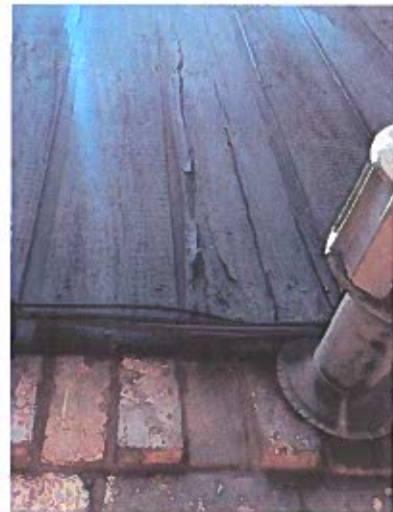
NP=Not Present

D=Deficient

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Left side



Left side



Front left



Right side

All siding repaired or replaced

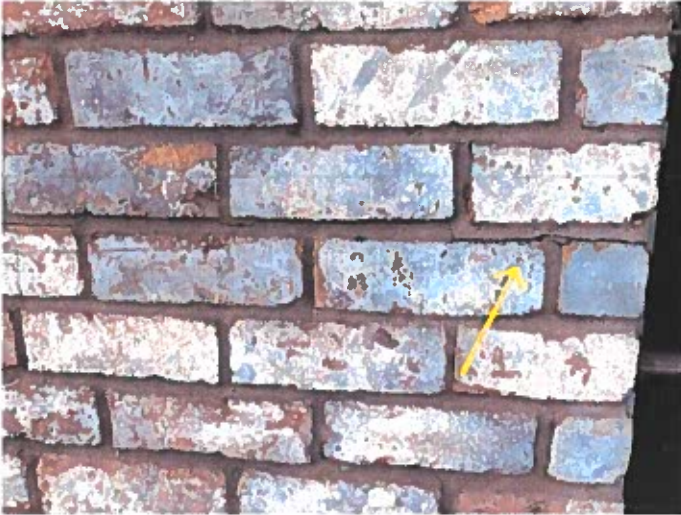
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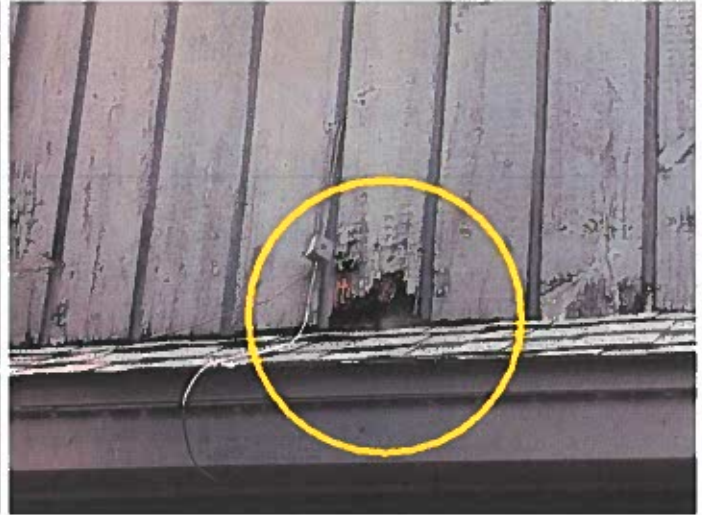
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D=Deficient

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Rear brick wall



Rear wall



Rear wall



Hole in siding at rear

Siding has been repaired or replaced

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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*Repaired
Added
Trench
drain*



Siding at garage



Laundry room wall

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F. Ceilings and Floors

Repaired

Ceiling and Floor Materials:
Comments:

• About Ceilings and Floors: Ceilings and floors are visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted in the inspection report. Any area that is enclosed, inaccessible, or not visible cannot be inspected. Any deficiencies noted can be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*AC leak
AC repaired*

- Biological growth noted in ceiling of hall bathroom. Recommend further evaluation by licensed mold technician.
- Floor coverings damaged / missing throughout home.
- Ceiling above upstairs hallway water damaged. Area dry at time of inspection.
- Garage ceiling water damaged

*Roof inspected
Repaired garage roof
All floors replaced*

I=Inspected

NI=Not Inspected

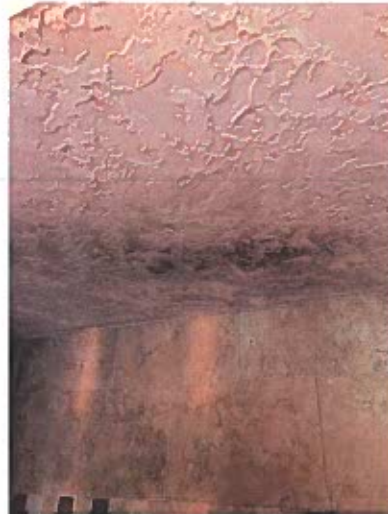
NP=Not Present

D=Deficient

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Hall bathroom ceiling



Hall bathroom ceiling



Ceiling above upstairs hallway water damaged.



Damaged floor covering

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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*Roof repaired
ceiling repaired*

Garage ceiling

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G. Doors (Interior and Exterior)

Comments:

• About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should function as intended. Any deficiencies noted can potentially be an indication of a more serious condition. We recommend further evaluation by a qualified professional if there are concerns.

*All doors (exterior)
have been replaced
All hardware
has been replaced*

- Master bedroom door frame damaged, door does not latch
- Door to garage does not open properly, has broken window panes.
- Several interior doors damaged, have broken hinges and are missing doorknobs.
- Right front secondary bedroom missing closet door.



Garage door

replaced



Master bedroom

repaired

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I
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 NP
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 H. Windows

- Window Types:
- Standard sliding windows
- Comments:
- About Windows:

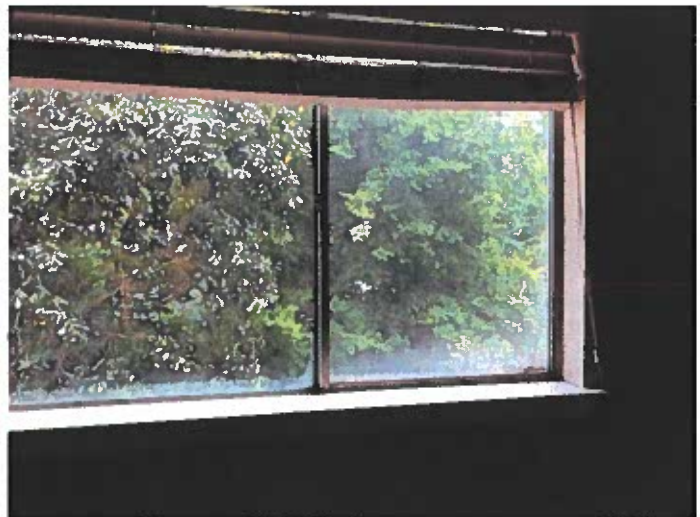
Accessible windows are inspected for general functionality. Windows are examined for broken seals/glazing strips and the presence of tempered glass in all proper locations. Any deficiencies found can be an indication of a more serious condition. We recommend further evaluation by a qualified window repair professional if there are concerns.

Window panes replaced

- Note: Windows are single pane (likely original glazing and installation). Updating single pane windows can be beneficial for energy efficiency and/or ease of operation.
- Several windows missing screens at the time of the inspection.
- Window at right rear has broken panes



Rear window



Single pane window without screen

Window panes replaced

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

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I. Stairways (Interior and Exterior)

Comments:
• About Stairways:

Stairways are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted within this section of the inspection report. Any deficiencies noted could indicate a more serious condition and should be evaluated by a qualified professional if there are concerns.

- Inadequate baluster spacing is present to the stairway railing. (4" maximum spacing allowed.)
- The hand railing does not terminate in contact with the wall at the interior stairway.
- Balcony guard at top of stairway loose. This is a safety hazard.



Handrail



Baluster spacing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



railing
replaced

Balcony guard



J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room

Types:

- Wood-burning
- Gas-fueled

Comments:

- About Chimneys and Fireplaces:

Visible and accessible portions of the chimney and fireplace are inspected at the time of the inspection. Any defects observed are noted within this section of the inspection report. Inspection fireplace components include the visible firebox, flue, lintel, fuel source, and hearth extension. Proper clearance from combustibles can only be determined if the attic penetration is accessible.

Exterior chimney components include the chimney extension, spark arrestor, chimney cap and crown. Drafting capability of the chimney is not measured or tested. We always recommend a complete examination and cleaning (if necessary) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. Any deficiencies noted could indicate a more serious condition and should be evaluated by a qualified chimney professional if there are concerns.

- I was not able to access top of chimney during inspection due to height of roof.
- **Missing damper clamp on the fireplace flue. A damper clamp is required for a gas-fueled fireplace.**
- **Damper in fireplace rusted.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Fireplace

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K. Porches, Balconies, Decks, and Carports

Comments:

• About Porches, Balconies, Decks and Carports:

All porches, balconies, decks and/or carports attached to or located near the main structure are included as part of the inspection report. Detached structures and outbuildings are not included within this report section and may be omitted entirely. Any deficiencies noted could indicate a more serious condition and should be evaluated by a qualified professional if there are concerns.

*Pergola replaced
pillars repaired*

- Walkway at the , frontside(s) of the residence has lifted / uneven sections. This condition can create a trip hazard.
- Roof of pergola has significant water damage and wood rot.
- Wood rot and water damage at base of pillars supporting breezeway.



Front walkway



Pergola roof

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Pergola roof



Pillars for breezeway

L. Other

Materials:
Comments:

Pergola replaced

Pillars repaired

II. ELECTRICAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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| X | | | X | A. Service Entrance and Panels |
|---|--|--|---|---------------------------------------|

Panel Locations:
 Materials and Amp Rating:
 • 125 amp service
 Comments:
 • About Electric Panels:

Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Inspectors will attempt to remove the cover when deemed safe by the inspector to do so.

Limitation: Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not verify the effectiveness or performance of any over-current devices/breakers. If the client has any concerns with the electrical system or its insurability, they are encouraged to consult with a licensed electrician. Any deficiencies found could be an indication of a more serious condition and further evaluation/diagnosis by a licensed electrician is warranted

- All deficiencies noted should be evaluated and repaired by a licensed electrician.
- The breakers at the exterior service panel are not fully/properly labeled.
- Animal droppings observed in panel. This is evidence that the panel may not be adequately sealed to the exterior.
- Double taps observed to the neutral bus at the exterior service panel. This configuration is improper, as it can cause electrical arcing or overheating. Recommend further evaluation by a licensed electrician.
- White conductors in service panel are not marked to identify if the conductor is carrying a live load.
- Missing antioxidant paste for aluminum service entrance conductors at the exterior service panel.
- Service panel does not have bushings installed at openings where circuits pass through panel enclosure. This can result in damage to wiring.
- Sub panel for pool equipment heavily rusted, cover does not fit properly, not safe to remove. Panel appears to be at end of useful life. Recommend further evaluation by licensed electrician.

I=Inspected

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NP=Not Present

D=Deficient

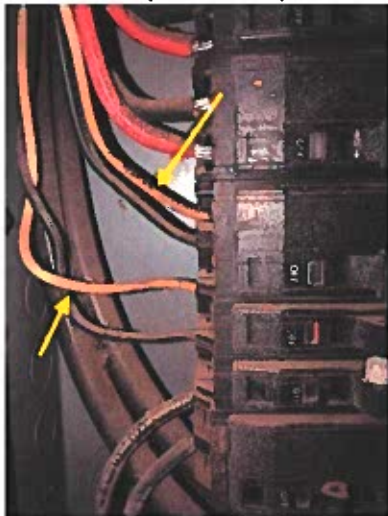
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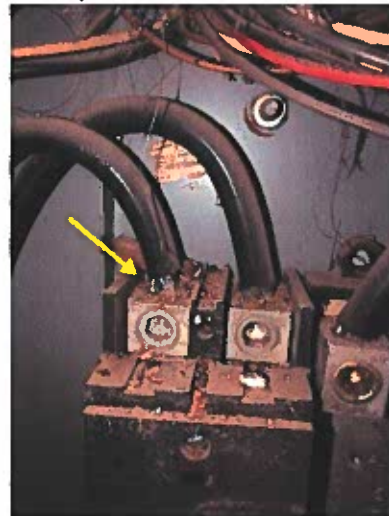
125 Amp service panel



Service panel with cover removed.



Unmarked white conductor



Service entrance conductor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| I | NI | NP | D |
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Holes in enclosure without bushings



Sub panel



Service mast

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Limitation: Unable to determine the size of the subfeed (not labeled at the service panel).

Comments:

- About Branch Circuits, Connected Devices and Fixtures:

The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. **GFCI** and **AFCI** protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted, their effectiveness, interconnectivity or suitability for the hearing impaired are not verified. Low voltage systems and disassembly of mechanical appliances are not included in the inspection.

- All deficiencies noted should be evaluated and repaired by a licensed electrician.
- Exposed wire splices are present at multiple locations in the attic space(s). All wire splices should terminate with wire caps inside of a proper junction box to prevent electrical arcing or overheating/fire hazards.
- The residence lacks the presence of carbon monoxide detection throughout the home. CO detection is required outside of each sleeping area in the immediate vicinity of the bedrooms whenever fuel-fired appliances/fireplace are present, and/or when an attached garage(s) is present.
- The 220V plug is 3-pronged for the electrical outlet for a dryer in the laundry room. Today's standard is a 4-pronged connection.
- Receptacles in garage not powered.
- Several light fixtures missing or not properly installed
- Several receptacles missing covers. This is a safety hazard.
- Smoke detectors are missing in the following locations: , master bedroom, , upstairs left bedroom, , upstairs right bedroom, , upstairs front bedroom, , upstairs back bedroom, , living room. Recommend installation of hardwired, interlinked smoke detectors with battery back-up systems.
- Missing GFCI protection is present for outlet(s) in the following locations: Sleeping areas, room with fireplace.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| I | NI | NP | D |
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Open wire splice



Light fixture



Receptacle missing cover



Dryer receptacle

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| I | NI | NP | D |
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A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- About Heating Equipment:

The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector operates the heating equipment if it deemed safe to do so. Inspectors visually inspect the heating unit for general operation and safety issues.

Inspectors are not authorized to disassemble heating or cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating/cooling system, it is advisable to have them serviced annually. Any deficiencies can be an indication of a more serious condition, and further evaluation by a licensed HVAC specialist is advised if there are concerns.

- Limitation: Gas service was not active at the residence during the time of the inspection. Unable to test heating equipment functionality.

- Missing drip leg (sediment trap) to the gas supply line for the HVAC system.



Payne furnace

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

I NI NP D

B. Cooling Equipment

Type of Systems:

- Brand: Payne
- Manufacture Date: 2003
- Refrigerant: R-22 (The refrigerant is allowable, but R-410A is today's standard for cooling equipment. New production and import of R-22 will be phased out by 2020. As a result, the price will likely increased based on limited supply.)
- The home has a split system

Comments:

- About Cooling Equipment:

The cooling equipment is designed to cool and circulate the inside air. Central air conditioning units often work in conjunction with central heating systems. The inspector operates the cooling equipment if the outside temperature is above 60 degrees and deemed safe to do so. Inspectors visually inspect the cooling equipment for general operation and safety issues.

Inspectors are not authorized to disassemble heating or cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating/cooling system, it is advisable to have them serviced annually. Any deficiencies can be an indication of a more serious condition, and further evaluation by a licensed HVAC specialist is advised if there are concerns.

- All deficiencies noted should be evaluated and repaired by a licensed HVAC professional.
- Deteriorated insulation present at exterior refrigerant line located at the exterior condenser. Refrigerant line should be properly insulated to prevent condensation from forming, corrosion and leaks.
- HVAC system approx 16 years old. System may be at end of useful life.
- Air conditioning system not functional at time of inspection. Recommend further evaluation by licensed HVAC technician.
- There is not a safety float switch attached to the secondary drain pan or drain line. The addition of a float switch / sensor to secondary condensate drain pan or drain line will help protect ceilings and finish material in event of condensate drains becoming plugged.
- Excessive rust observed to the drip pan under the HVAC system. Evidence of previous leaks. This condition should be monitored the ensure that it does not get worse. Excessively rusty drip pans can leak and damage the ceiling below.
- Possible organic material growth was observed on the exterior of the ductwork near the HVAC system. This is evidence of past/present moisture leak(s) in cooling equipment. Recommend further evaluation by a licensed HVAC professional.
- Main condensate drain line has rodent damage to insulation. This will result in water condensing on drain line and dripping on to pan or framing materials.

AC unit replaced

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| I | NI | NP | D |
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2003 Model 4 Ton Payne Condenser



Product label



Condensate drain line and drain pan

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

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Duct Systems, Chases, and Vents |
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Comments:

• The visible ductwork and air flow presence is verified at very accessible register throughout the residence. Any deficiencies which can be identified in the duct system, chases or vents will be reported. Ventilation in the residence and attic is very important for the overall performance of the structure. Proper ventilation can help to control moisture levels and vent out harmful combustion gases.

Limitation of Scope: A home inspection is not a mold or air quality assessment. Texas law does not allow a home inspector to positively identify or report the presence of mold. Environmental and mold investigations should be only be conducted by a trained and state licensed professional. Any issues noted could indicate a more serious condition and should be evaluated further by a licensed HVAC professional if there are concerns.

• Large amounts of organic growth were noted on the outer surfaces of the plenum and attached duct work. Recommend further evaluation by licensed mold consultant and/or a licensed HVAC contractor.

• Attic walkway to HVAC equipment impeded by ductwork. Under current standards equipment installed in attic is required to have a 24" wide unobstructed walkway.



Ductwork with biological growth



Ductwork blocking walkway

I=Inspected

NI=Not Inspected

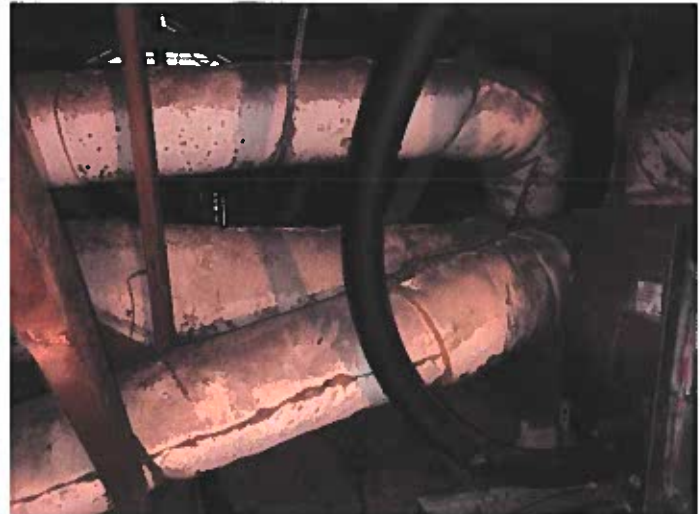
NP=Not Present

D=Deficient

I NI NP D



Ductwork with biological growth



Ductwork with biological growth

IV. PLUMBING SYSTEMS



A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front yard

Location of Main Water Supply Valve:

- Left side of residence

Comments:

- About Plumbing Supply Systems:

The plumbing system of a home includes the shutoff valve, water supply lines, plumbing drains, plumbing vents, and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view.

Limitation of scope: The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems such as pool pumps, underground irrigation lines, filter systems, fire sprinklers or backflow devices. Potability and/or water quality is not assessed as part of a home inspection. Water testing should only be done by qualified professionals if there are concerns. Any deficiencies noted could be an indication of a more serious condition, and further evaluation is advised if there are concerns.

- Plumbing Supply Material: CPVC

- Missing backflow preventer on exterior water spigot(s).
- Drain stops in most sinks and bathtubs not present or functional
- Low water pressure in master bedroom.

Sinks have been replaced

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Main water supply valve



Water pressure

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B. Drains, Wastes, and Vents

Comments:

- About Drains and Waste Vents:

The inspection of the plumbing drainage system includes basins which hold water, drain stops, overflow drains, visual drain pipes, and clean-outs spaced throughout the residence.

Limitation of scope: Much of the plumbing drain line system is not accessible and is hidden behind walls, attic spaces, or other obstructions. Functionality of floor drains can only be assessed by running plumbing supplies within the corresponding wet areas.

• Home is a vacant foreclosure. Water was run through operable plumbing fixtures. However, this does not simulate the amount of water running through waste plumbing system once house is occupied. If client has concerns about possible stoppages or leaks in waste plumbing they are advised to have a static test performed on waste plumbing system which can only be performed by licensed plumber.

- **ABS** waste plumbing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Waste cleanout located at rear of garage

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

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Water Heating Equipment |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-----------------------------------|

Energy Source:

- Water heater is gas-fueled
- Water heater is located in the laundry room

Capacity:

- Unit capacity is 40 gallons

Comments:

- About Water Heaters:

Water heaters are designed to heat water throughout designated fixture supplies throughout the home. This report includes the energy source and capacity of the water heating unit (if available or listed). General installation and safety issues are assessed by the inspector. Annual maintenance (or whatever maintenance schedule the manufacturer advises) should be performed to residential water heaters. If the client is not comfortable performing general water heater maintenance, consultation with a qualified professional is advised. Any deficiencies noted could be an indication of a more serious condition, and further evaluation by a licensed plumber is also recommended if there are concerns.

Limitation of scope: Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the unit's capacity. This component is not tested as a part of the inspection for each water heating unit, as any failure may result in unforeseen damage to persons or property.

- The water heater(s) is/are 2007 model manufactured by GE
- Limitation: Gas service was not active at the residence during the time of the inspection. Unable to test water heating equipment functionality.
- Missing drip pan and drain line to the exterior underneath the water heater.
- Missing drip leg (sediment trap) for the gas line to the water heater.
- Temperature/pressure relief line slopes uphill this is a potential safety hazard. The drain for a TPR valve is to slope continuously downhill to prevent water being trapped in the line. This condition should be further evaluated by a licensed plumber.
- Water heater vent pipe incorrectly installed. This type of vent should be installed vertically.
- TPR valve discharge line constructed from multiple flexible connectors. This is an improper material. Line should be constructed from CPVC.

I=Inspected

NI=Not Inspected

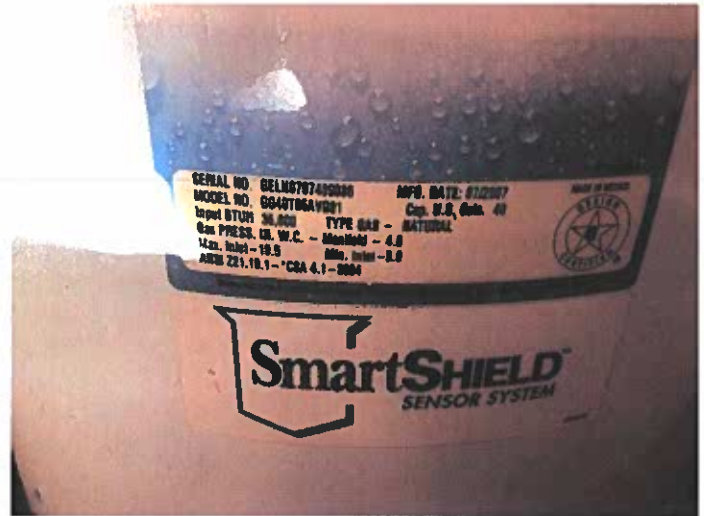
NP=Not Present

D=Deficient

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Water heater



Product label



TPR drain line



Water heater vent

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D. Hydro-Massage Therapy Equipment

Comments:

Water heater replaced

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

Materials:
Comments:

V. APPLIANCES

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

I NI NP D

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

- The disposal was inoperable at time of inspection. The unit may need to be replaced, there may be a foreign object stuck inside, or there could be an electrical/mechanical issue with the unit. I recommend further evaluation.
- Rust is present on the exterior of the disposal. This could be an indication of past/present leaks.

Replaced disposal



Food waste disposer

C. Range Hood and Exhaust Systems

Comments:

- Type: Hood with fan (unit vents to the exterior)
- The charcoal filter present is excessively dirty for the unit. Recommend replacement to avoid a potential grease fire hazard.

Replaced Hood

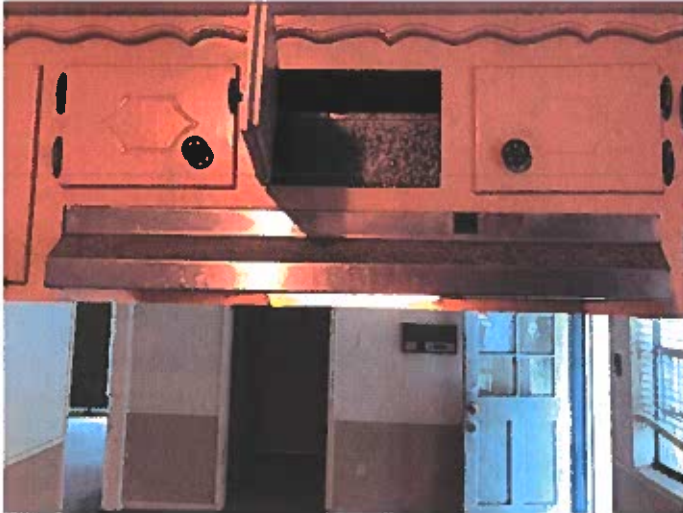
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Vent hood



Vent hood

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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D. Ranges, Cooktops, and Ovens

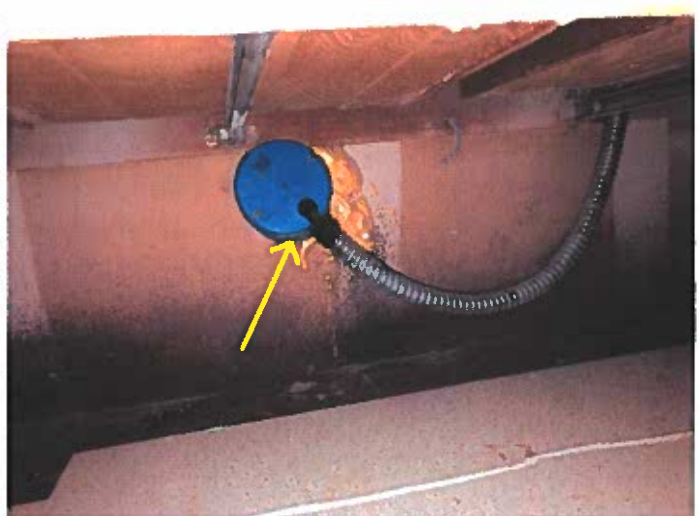
Comments:

- Cooktops: electric
- Oven : electric
- Both ovens operated/tested. The top oven tested at 400 degrees, registered at 390 degrees. Bottom oven tested at 400 degrees, registered at 390 degrees.
- **Circuit for cook top not fully enclosed in conduit.**
- **Cook top not functional at time of inspection.**

Replaced cook top



Electric cooktop



Cooktop circuit

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Double oven



Upper oven temperature



Lower oven temperature

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E. Microwave Ovens

Comments:

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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G. Garage Door Operators

Door Type:

- Two - single 8', steel panel, sectional doors.

Comments:

- All deficiencies noted should be evaluated and repaired by an garage door installation professional.
- Garage door operator old, does not have modern safety features including photoelectric sensors. This is a safety hazard. Recommend replacement of operator for safety of occupants.
- Garage door track not properly secured.



Garage door operator

H. Dryer Exhaust Systems

Comments:

Replaced

- Dryer vent missing cover, assembly should be replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Dryer vent

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Other |
|--------------------------|-------------------------------------|-------------------------------------|--------------------------|----------|

Observations:

VI. OPTIONAL SYSTEMS

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

Comments:

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Swimming Pools, Spas, Hot Tubs, and Equipment |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|

Type of Construction:

Comments:

- Pool not inspected. Pool had cover installed and no operable equipment at time of inspection.

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

Materials:

Comments:

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|--------------------------|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Private Water Wells (A coliform analysis is recommended) |
|--------------------------|-------------------------------------|-------------------------------------|--------------------------|---|

Type of Pump:

Type of Storage Equipment:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

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

F. Other

Comments:

Photos



Interior room



Interior room



Interior room



Stairway

Glossary

| Term | Definition |
|------------|---|
| ABS | Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines. |
| AFCI | Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. |
| Double Tap | <p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p> |
| 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. |
| TPR Valve | <p>The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves</p> |

Report Summary

| STRUCTURAL SYSTEMS | | |
|--------------------|---------------------------|--|
| Page 3 Item: A | Foundations | <ul style="list-style-type: none"> • There is/are a tree(s) at the back side(s) of the structure that is too close to the foundation. The growth of the tree over time can cause foundation damage. Trees should be no closer than 6 feet from the foundation. • Exposed rebar was observed along the wall of the foundation at one or more of the following locations: front. The rebar should be concealed to prevent damage to the rebar and the concrete. |
| Page 4 Item: B | Grading and Drainage | <ul style="list-style-type: none"> • The grade of the ground around the . right, , backside(s) of the home should be improved to promote the flow of water away from the home. This can be achieved by the addition or removal of top soil as well as the installation of a drainage system. The ground should slope away from the home at the rate of 6" for the first 10 feet. • Evidence of standing water (ponding) was observed against or near the foundation. Poor grading was noted. This condition should be improved to promote the flow of water away from the structure. • Gutters are clogged at one or more of the following locations , left, , front, , backside(s). The gutters should be cleaned to allow for adequate performance. • The lower turn spouts on the downspouts were missing in the folloing location(s) front, back sides of the residence and should be replaced to direct water runoff away from structure. |
| Page 5 Item: C | Roof Covering Materials | <ul style="list-style-type: none"> • Lifted flashings at base of mast for service entrance conductor, . This can allow water penetration under flashing. Flashing should be flush with roof covering. • Current standards mandate all plumbing vent stacks extend a minimum of 6 inches above the roof slope. One or more were observed to not meet this standard. • Furnace vent pipe heavily rusted. This can allow moisture penetration. |
| Page 9 Item: D | Roof Structure and Attics | <ul style="list-style-type: none"> • Insufficient insulation was noted in the attic space per today's current standards. Improvements to the insulation may increase energy efficiency. • Collar ties not installed at proper intervals. Under current standards, collar ties should be installed every four feet. • Moisture barrier damaged / missing at gable end walls in attic. This can allow moisture to penetrate siding and in to structure. |

| | | |
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| Page 10 Item: E | Walls (Interior and Exterior) | <ul style="list-style-type: none"> • Cracks were observed at mortar/brick exterior wall at , backside(s) of the residence. Significant cracks need attention due to possible problems with wall and foundation settlement. Many buildings settle with minor wall and foundation cracking visible at some point. Cracks should be sealed to prevent moisture intrusion, monitoring for further movement, and having a structural engineer evaluate further, should the cracks enlarge beyond their current size. • Holes in siding at rear. This can allow rodent entry in to structure. • Siding at garage in contact with soil. This will result in wood rot and can attract wood destroying insects. • Wood rot and water damage present at wood siding in multiple areas of structure. This can allow moisture penetration through siding and in to underlying framing material, which may also have rot or damage present. |
| Page 13 Item: F | Ceilings and Floors | <ul style="list-style-type: none"> • Biological growth noted in ceiling of hall bathroom. Recommend further evaluation by licensed mold technician. • Floor coverings damaged / missing throughout home. • Ceiling above upstairs hallway water damaged. Area dry at time of inspection. • Garage ceiling water damaged |
| Page 15 Item: G | Doors (Interior and Exterior) | <ul style="list-style-type: none"> • Door to garage does not open properly, has broken window panes. • Several interior doors damaged, have broken hinges and are missing doorknobs. • Right front secondary bedroom missing closet door. |
| Page 16 Item: H | Windows | <ul style="list-style-type: none"> • Note: Windows are single pane (likely original glazing and installation). Updating single pane windows can be beneficial for energy efficiency and/or ease of operation. • Several windows missing screens at the time of the inspection. • Window at right rear has broken panes |
| Page 17 Item: I | Stairways (Interior and Exterior) | <ul style="list-style-type: none"> • Inadequate baluster spacing is present to the stairway railing. (4" maximum spacing allowed.) • The hand railing does not terminate in contact with the wall at the interior stairway. • Balcony guard at top of stairway loose. This is a safety hazard. |
| Page 18 Item: J | Fireplaces and Chimneys | <ul style="list-style-type: none"> • Missing damper clamp on the fireplace flue. A damper clamp is required for a gas-fueled fireplace. • Damper in fireplace rusted. |
| Page 19 Item: K | Porches, Balconies, Decks, and Carports | <ul style="list-style-type: none"> • Walkway at the , frontside(s) of the residence has lifted / uneven sections. This condition can create a trip hazard. • Roof of pergola has significant water damage and wood rot. • Wood rot and water damage at base of pillars supporting breezeway. |

ELECTRICAL SYSTEMS

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| Page 21 Item: A | Service Entrance and Panels | <ul style="list-style-type: none"> • The breakers at the exterior service panel are not fully/properly labeled. • Animal droppings observed in panel. This is evidence that the panel may not be adequately sealed to the exterior. • Double taps observed to the neutral bus at the exterior service panel. This configuration is improper, as it can cause electrical arcing or overheating. Recommend further evaluation by a licensed electrician. • White conductors in service panel are not marked to identify if the conductor is carrying a live load. • Missing antioxidant paste for aluminum service entrance conductors at the exterior service panel. • Service panel does not have bushings installed at openings where circuits pass through panel enclosure. This can result in damage to wiring. • Sub panel for pool equipment heavily rusted, cover does not fit properly, not safe to remove. Panel appears to be at end of useful life. Recommend further evaluation by licensed electrician. |
| Page 24 Item: B | Branch Circuits, Connected Devices, and Fixtures | <ul style="list-style-type: none"> • Exposed wire splices are present at multiple locations in the attic space(s). All wire splices should terminate with wire caps inside of a proper junction box to prevent electrical arcing or overheating/fire hazards. • The residence lacks the presence of carbon monoxide detection throughout the home. CO detection is required outside of each sleeping area in the immediate vicinity of the bedrooms whenever fuel-fired appliances/fireplace are present, and/or when an attached garage(s) is present. • The 220V plug is 3-pronged for the electrical outlet for a dryer in the laundry room. Today's standard is a 4-pronged connection. • Receptacles in garage not powered. • Several light fixtures missing or not properly installed • Several receptacles missing covers. This is a safety hazard. • Smoke detectors are missing in the following locations: , master bedroom, , upstairs left bedroom, , upstairs right bedroom, , upstairs front bedroom, , upstairs back bedroom, , living room. Recommend installation of hardwired, interlinked smoke detectors with battery back-up systems. • Missing GFCI protection is present for outlet(s) in the following locations: Sleeping areas, room with fireplace. |
| HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS | | |
| Page 26 Item: A | Heating Equipment | <ul style="list-style-type: none"> • Missing drip leg (sediment trap) to the gas supply line for the HVAC system. |

| | | |
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| Page 27 Item: B | Cooling Equipment | <ul style="list-style-type: none"> • Air conditioning system not functional at time of inspection. Recommend further evaluation by licensed HVAC technician. • There is not a safety float switch attached to the secondary drain pan or drain line. The addition of a float switch / sensor to secondary condensate drain pan or drain line will help protect ceilings and finish material in event of condensate drains becoming plugged. • Excessive rust observed to the drip pan under the HVAC system. Evidence of previous leaks. This condition should be monitored to ensure that it does not get worse. Excessively rusty drip pans can leak and damage the ceiling below. • Possible organic material growth was observed on the exterior of the ductwork near the HVAC system. This is evidence of past/present moisture leak(s) in cooling equipment. Recommend further evaluation by a licensed HVAC professional. • Main condensate drain line has rodent damage to insulation. This will result in water condensing on drain line and dripping on to pan or framing materials. |
| Page 29 Item: C | Duct Systems, Chases, and Vents | <ul style="list-style-type: none"> • Large amounts of organic growth were noted on the outer surfaces of the plenum and attached duct work. Recommend further evaluation by licensed mold consultant and/or a licensed HVAC contractor. • Attic walkway to HVAC equipment impeded by ductwork. Under current standards equipment installed in attic is required to have a 24" wide unobstructed walkway. |
| PLUMBING SYSTEMS | | |
| Page 30 Item: A | Plumbing Supply, Distribution System and Fixtures | <ul style="list-style-type: none"> • Missing backflow preventer on exterior water spigot(s). • Drain stops in most sinks and bathtubs not present or functional • Low water pressure in master bedroom. |
| Page 33 Item: C | Water Heating Equipment | <ul style="list-style-type: none"> • Missing drip pan and drain line to the exterior underneath the water heater. • Missing drip leg (sediment trap) for the gas line to the water heater. • Temperature/pressure relief line slopes uphill this is a potential safety hazard. The drain for a TPR valve is to slope continuously downhill to prevent water being trapped in the line. This condition should be further evaluated by a licensed plumber. • Water heater vent pipe incorrectly installed. This type of vent should be installed vertically. • TPR valve discharge line constructed from multiple flexible connectors. This is an improper material. Line should be constructed from CPVC. |
| APPLIANCES | | |
| Page 35 Item: B | Food Waste Disposers | <ul style="list-style-type: none"> • The disposal was inoperable at time of inspection. The unit may need to be replaced, there may be a foreign object stuck inside, or there could be an electrical/mechanical issue with the unit. I recommend further evaluation. • Rust is present on the exterior of the disposal. This could be an indication of past/present leaks. |

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| Page 35 Item: C | Range Hood and Exhaust Systems | <ul style="list-style-type: none">• The charcoal filter present is excessively dirty for the unit. Recommend replacement to avoid a potential grease fire hazard. |
| Page 36 Item: D | Ranges, Cooktops, and Ovens | <ul style="list-style-type: none">• Circuit for cook top not fully enclosed in conduit.• Cook top not functional at time of inspection. |
| Page 38 Item: G | Garage Door Operators | <ul style="list-style-type: none">• Garage door operator old, does not have modern safety features including photoelectric sensors. This is a safety hazard. Recommend replacement of operator for safety of occupants.• Garage door track not properly secured. |
| Page 38 Item: H | Dryer Exhaust Systems | <ul style="list-style-type: none">• Dryer vent missing cover, assembly should be replaced. |