Total Home Inspection
Property Inspection Report

13802 High Ferry Ln, Cypress, TX 77429
Inspection prepared for: Casey Cargle
Real Estate Agent: Kathy Hinds - Abby Realty

Date of Inspection: 11/12/2019 Time: 1:00 PM
Age of Home: 1996 Size: 3470
Weather: 45 clear
Order ID: 1394
Home was occupied at the time of inspection, with furnishings, shelving, and pictures stored and personal items, which obstruct full view of any active or potential discrepancies.
Directional statements are from the perspective of standing at the front door looking in.

Inspector: Anthony Cavaliero
License #20473
610 Ames Street, Spring, TX 77373
Phone: 281-362-5489
Email: info@total-home-inspection.com
www.total-home-inspection.com

TOTAL HOME INSPECTION

PROPERTY INSPECTION REPORT

Prepared For: Casey Cargle
(Name of Client)

Concerning: 13802 High Ferry Ln, Cypress TX, 77429
(Address or Other Identification of Inspected Property)

By: 11/12/2019
(Name and License Number of Inspector) (Date)

Anthony Cavaliero, License #20473
(Name and License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR EXCLUSIVE USE. USE OF THIS REPORT BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED. RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED.

It is the intention and purpose of the inspection and of this report to INFORM YOU EXCLUSIVELY of the observations and opinions of the inspector, made on the day and at the time of the inspection, as to the condition and performance of the structure inspected. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

SCOPE:
This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of any item or object that would obstruct visual observation. The comment of “inspected” noted by any section of this report means that, at a minimum, all parts and components of that section listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. These standards are treated as minimums and they do not limit the ability of the inspector to inspect or comment on the property as the inspector deems appropriate. Any item not capable of being seen at the time of the inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:
1) boring, digging or probing the soil or structure
2) location or effects of geological faults or of any underground structure or object
3) location of gas lines and/or systems
4) presence of asbestos and/or radon gas
5) lead based paint and/or products made from or containing lead
6) adequacy of site drainage
7) opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
8) determination of the presence or health effects of molds, mildew, etc.
9) additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or chinese or defective drywall or foreign or chinese or defective building materials.

NOTE: No environmental inspections of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and/or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to asbestos, lead, formaldehyde, mildew, molds, fungi, etc. are specifically excluded from the inspection and from this report. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

Items not specifically noted as “inspected” in the following report are not cover by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by the lack of notation. No verbal statements by the inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. This is not intended to be an exhaustive evaluation of the structure, nor is it intended to be a total list of defects, existing or potential. No inspection or advice is given regarding the need for continuing or future maintenance of the structure or grounds. The inspector does not take care, custody or control of the structure at any time. If the house is occupied at the time of the inspection, it

is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller's disclosure form. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

STRUCTURAL INSPECTION

The purpose of a structural inspection is to perform a visual inspection, in a limited period of time, of the structural components of the building and to express an opinion as to whether, in the sole opinion of the inspector, they are performing satisfactorily or are in need of immediate repair. The main objective of the inspection and of this report is to better appraise you, our client, of the conditions existing at the time of the inspection. We cannot and do not represent or warrant that the structure, or any of its parts or components, will continue to perform satisfactorily in a manner that will be acceptable to you or that they will continue to perform the function for which they were intended. We do not represent or warrant that the future life of any item will extend beyond the time of this inspection.

MECHANICAL REPORT

This limited visual inspection was performed, for the exclusive use of the client, with the intent of observing and reporting deficiencies apparent at the time of the inspection without disassembly of any unit or item inspected. This inspection was made of the physical condition of electrical switches, cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable condition, was operated in at least one, but not necessarily every, mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical system or systems, it is recommended that a qualified electrician be consulted. It is emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection.

This inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as "inspected" mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items not noted as "inspected" in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term "No Comments" indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

INSPECTIONS OF GAS LINES AND/OR SYSTEMS OR FOR THE PRESENCE OF ASBESTOS, LEAD PAINT, PRODUCTS CONTAINING LEAD, RADON GAS OR OTHER ENVIRONMENTAL HAZARDS, INCLUDING MOLDS, MILDEWS OR FUNGI, ARE SPECIFICALLY EXCLUDED.

This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and no warranty or guarantee of subsequent performance of condition of said items is being made by the inspector. The inspector is limited solely to those items specifically indicated herein above and is also limited to patents, open and obvious defects which are readily ascertainable by the visual inspection without the need to disassemble any items or remove wall coverings or other areas hidden from view. This inspection report does not guarantee concurrence with city building and electrical codes.

By acceptance of this inspection report, the client paying for the inspection waives any and all claims

for damages, costs, expenses, repairs, or other liabilities against Total Home Inspection or Anthony Cavaliero #20473 (the inspector) rising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence. Our intent is to reduce the clients risk associated with this transaction however we cannot eliminate all risk nor will the company assume the clients risk. An inspector is a generalist and does not claim to be an expert in any one area or field. The inspection is to provide an opinion on specific items and their function during the time of the inspection only. In the event that a qualified licensed contractor or expert disagrees with statement(s) in this report, it is suggested they provide written documentation supporting their opposition and sign their name to it.

This inspection report is the sole property of the person requesting and paying for it and will only be distributed to other persons as third party for inspection purposes and the inspector assumes no liability for such use. No other person or entity may rely on the report issued persuant to this Agreement. Any person, not a party to this inspection report and this Agreement, cannot make a claim against the company, its employees or agents, arising out of the services performed under this Agreement and agrees to indemnify, defend and hold harmless the company, its employees or agents, from any any and all damages, costs and attorneys fees arising from such a claim.
The client should notify the company within 24 hours of discovery, of any items or items in question considered to have been overlooked, underreported, etc. due to gross and willful negligence by the inspector. If a repair is needed for the item in question the repair must be delayed to give the company time to reexamine the item(s) or the item(s) will not be considered as a valid complaint and render this contract null and void between the client and the company. If the repair item(s) in question must be resolved prior to an inspector from the company being present then a minimum of 5 different, clear, digital photos must be taken, including a time and date stamp affixed to the photos, of each item in question or the terms in this inspection contract agreement will be considered violated. If any term(s)in this agreement is/are violated this contract is null and void and the company assumes no responsibility for
the home listed in this inspection report.

Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (“AAA”) pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court.

Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client. Acceptance of this report confirms your acceptance of all the conditions contained in this report.

In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from the unsuccessful party, reasonable and necessary attorney’s fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas.

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

I	NI	NP	D

I. Structural Systems

I	NI	NP	D	
X			X	A. Foundations

Type of Foundation(s): Post-Tension Slab
Comments:
• About Foundations:
Two common Foundation types are a concrete slab or a pier and beam foundation. 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. Most parts 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 always recommend further evaluation by a qualified foundation company if there are any concerns with the condition or future performance of the foundation. 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.

• Opinion: Slab appeared to be a post-tension slab. It is our opinion that no evidence existed to indicate excessive foundation settlement. Corner cracks and truncated cracks observed in the drive and garage are of limited significance. After a thorough visual inspection of areas not obscured by vegetation grade and floor coverings, it appeared that the foundation was performing as intended at the time of inspection and was not in need of repair.
This opinion would not be applicable to future changing conditions. No accurate prediction can be made of future foundation movement.

• Cosmetic corner (shovel) cracks were present on some corners. These should be properly sealed to prevent potential insect intrusion.
• Ends of post tension cables were exposed. These should be properly repaired and sealed to avoid further deterioration.

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

I	NI	NP	D

Ends of post tension cables were exposed. These should be properly repaired and sealed to avoid further deterioration.

Cosmetic corner (shovel) cracks were present on some corners. These should be properly sealed to prevent potential insect intrusion.

X			X	B. Grading & 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 mold growth. As a general rule gutter down pipes should drain away from the house and terminate at least 5 feet from the foundation and the ground should slope 6" in the first 10' away from the house. Clearance to wall siding should be at least 4" for brick and 6" for siding. Grading and drainage is inspected visually around the site. Any adverse conditions will be noted. 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. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Slab exposure at some areas should be increased. Common building code calls for 4" exposure to brick and 6" exposure to siding.
• Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.

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

I	NI	NP	D

Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.

Slab exposure at some areas should be increased. Common building code calls for 4" exposure to brick and 6" exposure to siding.

Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.

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

I	NI	NP	D	
X			X	C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composite shingles.
Viewed From: On the roof.
Comments:
• About Roof Coverings:
The roof consists of many different systems and layers that come together to keep water from penetrating the structure. These systems include the actual roof covering, underlayment, metal flashing, sheathing and rafters. The roof is inspected visually and is limited to visual and accessible areas of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy or the potential for future problems. 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.

• Shingles showed some degree of deterioration and age. Roof appears to be functioning as intended but maintenence is required in areas of the roof.
• Exposed fasteners were noted at some shingles and roof flashings. These should be properly sealed.
• Pine needles and tree debris should be cleared from valleys to allow unimpeded flow of rain water.
• Ridge shingles showed significant wear and we recommend replacement of ridge shingles.
• Lead plumbing flashings have been damaged by varmints in random locations and will likely leak. Damaged flashings should be should be replaced as necessary.
• B-type vents should be adjusted and resealed.
• Trees were close to the roof surface. Tree limbs and vegetation may prematurely wear or damage shingles.

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

I	NI	NP	D

Pine needles and tree debris should be cleared from valleys to allow unimpeded flow of rain water.

Trees were close to the roof surface. Tree limbs and vegetation may prematurely wear or damage shingles.

B-type vents should be adjusted and resealed.

Ridge shingles showed significant wear and we recommend replacement of ridge shingles.

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

I	NI	NP	D

Ridge shingles showed significant wear and we recommend replacement of ridge shingles.

Ridge shingles showed significant wear and we recommend replacement of ridge shingles.

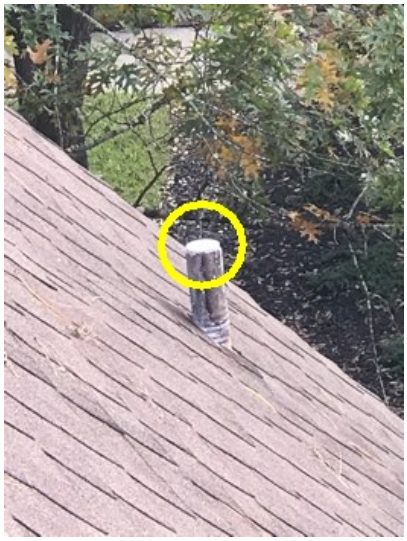
Pine needles and tree debris should be cleared from valleys to allow unimpeded flow of rain water.

Lead plumbing flashings have been damaged by varmints in random locations and will likely leak. Damaged flashings should be should be replaced as necessary.

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

I	NI	NP	D

Lead plumbing flashings have been damaged by varmints in random locations and will likely leak. Damaged flashings should be should be replaced as necessary.



Lead plumbing flashings have been damaged by varmints in random locations and will likely leak. Damaged flashings should be should be replaced as necessary.

Lead plumbing flashings have been damaged by varmints in random locations and will likely leak. Damaged flashings should be should be replaced as necessary.

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

I	NI	NP	D	
X			X	D. Roof Structure and Attic

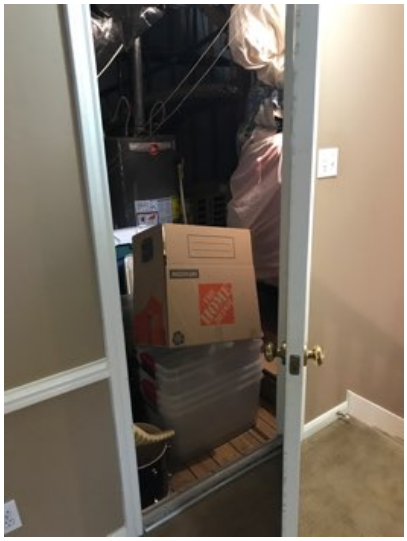
Approximate Average Depth of Insulation: Insulation is 10 inches deep, approximate late R-30
Approximate Average Thickness of Vertical Insulation: Insulation is 4 inches deep
Comments:
• About Roof Structure and Attic:
The attic of a house is important for many different reasons. In warm moist climates the attic is the key to having an energy efficient house. Insulation in the attic should be a minimum of R19. There should be sufficient air flow or some sort of humidity control in all confined areas of a home. Net opening should be approximately 1/150th of vented area, however, no measurements were taken as a part of the inspection. Also visible in the attic are the structural components and decking of the roof. Inspectors can visibly inspect these components in areas that are accessible and safe to enter. Many elements of the roof and attic are hidden or inaccessible and there is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas and will be noted as such on the inspection. 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.
• Note: Methods for framing the roof system can at times be very complex. and there are often isolated areas of mis-fit rafters or other framing members (associated with workmanship or the quality of materials used) that do not substantially affect the over all structure integrity of the roof frame. It has been the experience of the inspector that roofs are seldom constructed exactly as they should be or to a universally accepted standard and isolated deficiencies do not threaten the structural integrity of the roof.

• Loose fill Fiberglas insulation is rated at R-30 based on labeling in the attic.
• Roof structure was stick framed with 2x6 rafters on 24" centers with 2x6 purlin and 2x8 ridge boards with OSB decking.

• Attic access door was missing fasteners at door hinges .Attic access door was inadequately sealed and insulated.
• Lower level attic door should be a weather stripped self-closing exterior door.
• There was missing and displaced insulation in several locations including the lower attic along the vertical wall.
• Gable end attic vent screen was damaged on the lower level attic gable on the right side of the home.

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

I	NI	NP	D



Attic access door was missing fasteners at door hinges .Attic access door was inadequately sealed and insulated.

There was missing and displaced insulation in several locations including the lower attic along the vertical wall.

There was missing and displaced insulation in several locations including the lower attic along the vertical wall.

Attic access door was missing fasteners at door hinges .Attic access door was inadequately sealed and insulated.

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

I	NI	NP	D	
X			X	E. Walls (Interior and Exterior)

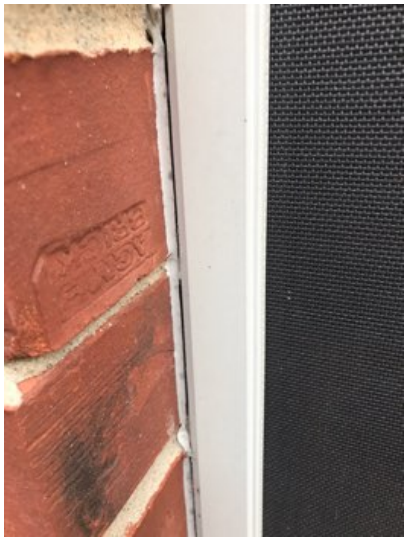
Wall Materials: Exterior walls were wood frame with brick veneer and wood siding and trim at windows and fascia.. Interior walls are covered with painted drywall.
Comments:
• About Interior and Exterior Walls:
Walls will be visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed within the wall and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations, personal items and landscaping will be considered inaccessible and are not a part of the inspection. Inspectors will note any accessible and visible problems that could indicate a more serious issue. There is no additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or defective drywall or foreign or defective building materials. If there are any concerns regarding environmental factors the client should consult with a certified professional in these areas. Texas law does not allow an inspector to identify and report on things such as mold, insects or other environmental factors. This inspection is not a pest or wood destroying insect inspection and we do 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. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Cosmetic discrepancies including small gaps at mitered corners of base and case moldings and some separation of base and wall joints in some areas. These types of minor damages are expected and may be resealed and painted as required
• Damaged trim at the corner of the shower should be replaced
• Gaps were noted at some door/windows frame junctions with brick. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.
• Lintels around the home showed signs of rust. These should be sealed with rust inhibitor to arrest oxidation.

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

I	NI	NP	D

Damaged trim at the corner of the shower should be replaced.



Gaps were noted at some door/windows frame junctions with brick. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.

Lintels around the home showed signs of rust. These should be sealed with rust inhibitor to arrest oxidation.

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

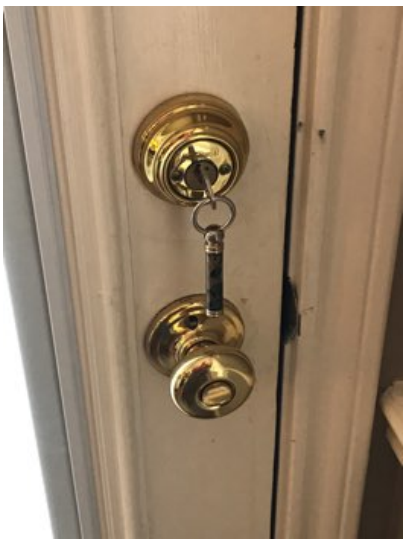
I	NI	NP	D	
X				F. Ceilings and Floors

Ceiling Materials: Ceiling is covered with painted drywall. Floors surfaces were wood carpet vinyl and tile.
Comments:
• About Ceilings and Floors:
Ceilings and floors will be 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. Any area that is enclosed or inaccessible and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations and personal items will be considered inaccessible and are not a part of the inspection. 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.

I	NI	NP	D	
X			X	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 work as well. Garage doors should operate smoothly and safely. Automatic reversing devices and photo eyes are checked as a part of the inspection. 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.

• Exterior doors were double keyed. Egress doors should be openable from the inside without the use of a key or special knowledge or effort.
• Self closing hardware was missing or ineffective at the garage pedestrian door.



Exterior doors were double keyed. Egress doors should be openable from the inside without the use of a key or special knowledge or effort.

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

I	NI	NP	D
X			X

H. Windows

Window Types: Windows are made of aluminum with single hung spring, or sliding mechanisms with single pane glazing.
Comments:
• About Windows:
Accessible windows are inspected for general functionality. Windows are examined for broken seals, weather stripping and safety glass in proper locations. 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.

• Several windows springs were stiff and noisy. Maintenance, including cleaning and lubrication may be needed.

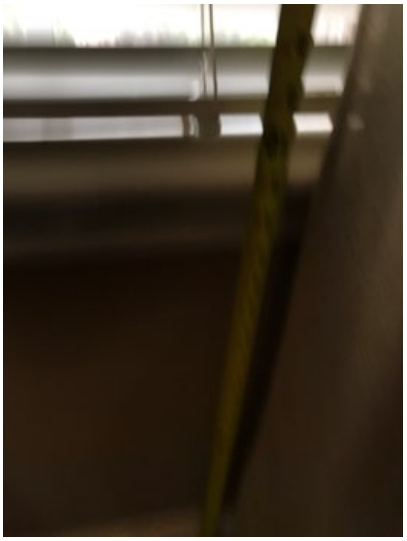
• Lower window frames were drilled for security sensors. The sensors should be sealed and checked periodically to prevent water intrusion.
• Some interior window sills showed signs of paint deterioration. This may be caused by typical condensation at window frames. Moisture was not present at the time of inspection.
• Windows on the upper level within 24" of the floor may present a fall hazard to children. Fall protection should be considered at these windows.

Lower window frames were drilled for security sensors. The sensors should be sealed and checked periodically to prevent water intrusion.

Some interior window sills showed signs of paint deterioration. This may be caused by typical condensation at window frames. Moisture was not present at the time of inspection.

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

I	NI	NP	D	



Windows on the upper level within 24" of the floor may present a fall hazard to children. Fall protection should be considered at these windows.

X				I. Stairways (Interior and Exterior)

Comments:
• About Stairs:
Stairs are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted in the inspection. 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.

• The steps (riser and tread ratio) in the stairs had a normal feeling when walked upon in a normal manner. The handrail was secure.

X			X	J. Fireplace/Chimney

Locations: Fireplace is located in the living room.
Types: Fireplace is a manufactured insert with ceramic logs.
Comments:
• About Chimneys:
Visible and accessible portions of the chimney are inspected. Any observed defects are noted in the inspection report. Examples of inspected parts include the firebox, flue, lintel, fuel source, combustion air, hearth extension, combustibles and attic penetration. Exterior parts include the chimney extension, spark arrestor, chimney cap and crown. Drafting of the chimney is not tested. We always recommend a complete examination and cleaning (if needed) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. 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.

• Direct vent fireplace termination may be missing a baffle.

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

I	NI	NP	D

Structural Systems Fireplace/Chimney

Direct vent fireplace termination may be missing a baffle.

Direct vent fireplace termination may be missing a baffle.

X			X	K. Porches, Balconies, Decks, and Carports

Comments:
• About Porches, Balconies, Decks and Carports:
Any porch, balcony, deck or carport that attaches or abuts to the main structure and is used for ingress and egress is included in the inspection. Detached structures and out buildings are not included. 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.

• Brick fence between the garage and house should be resealed.

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

I	NI	NP	D	

Brick fence between the garage and house should be resealed.

X			X	L. Other

Materials:
Comments:
• Loose door hinge noted on the base cabinet Ashanti the refrigerator.
• Base cabinet in the left upper bathroom has damage from previous water leakage.

Loose door hinge noted on the base cabinet Ashanti the refrigerator.

Base cabinet in the left upper bathroom has damage from previous water leakage.

II. Electrical Systems

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

I	NI	NP	D	
X			X	A. Service Entrance and Panels

Panel Locations: Electrical panel was located in the garage.
Materials & Amp Rating: Copper wiring • Stranded aluminum wiring feed • 150 amp
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. Branch and service wiring can be partially observed in the service panel. Inspectors may attempt to remove the cover if deemed safe by the inspector to do so. 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 in no way assesses the present or future capacity of the electrical system or accuracy of the device labeling. The inspector also does not verify the effectiveness of or operate any overcurrent devices. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. 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.
• 3 wire 120/240v service lateral feeds electrical panel with 2/0 AWG stranded aluminum wire which is rated for 150 amps. The main disconnect breaker was 150 amps. The GE cabinet (rated for 200 amps) appeared to be grounded and neutrals/grounds bonded. Trip ties appeared to be installed properly. It appeared that AFCI circuits were not installed.

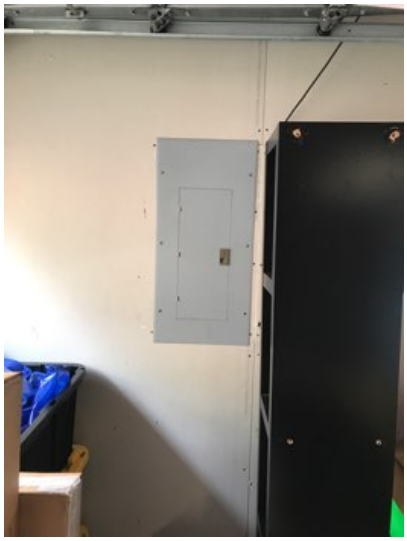
• AFCI breakers were not installed due to original construction practices. Per the 2008 NEC (National Electric Code) AFCI breakers are required in all 15 and 20 amp circuits supplying power to household outlets.

• There was no bonding jumper on the service raceway coming from the electric meter box. This raceway coming into the service panel through a concentric knock out should have a bonding bushing or other bonding device.

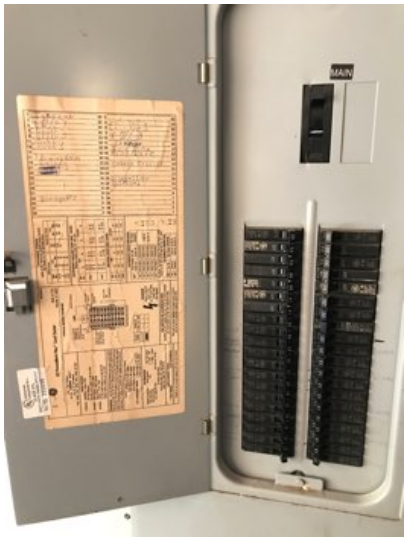
• It did not appear that there were anti-oxidants used on the aluminum wire connections.
• There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted.
• All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of particular circuit.

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

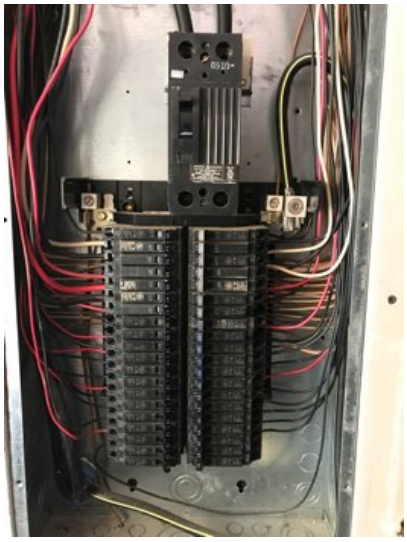
I	NI	NP	D



Electrical Systems Service Entrance and Panels



All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of particular circuit.

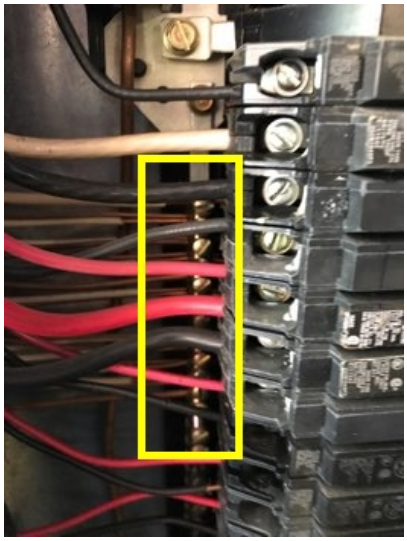


Electrical Systems Service Entrance and Panels

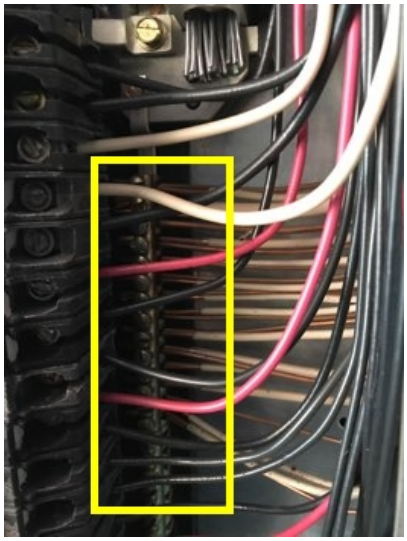
It did not appear that there were anti-oxidants used on the aluminum wire connections.

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

I	NI	NP	D



There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted.



There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted.

There was no bonding jumper on the service raceway coming from the electric meter box. This raceway coming into the service panel through a concentric knock out should have a bonding bushing or other bonding device.

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

I	NI	NP	D
X			X

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper wiring
Comments:
• About Branch Circuits, Connected Devices and Fixtures:
Visible and accessible portions of the electrical system are included in the inspection. The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system in 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 AFI 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 inspected. Low voltage systems and disassembly of mechanical appliances are not included in the inspection. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. 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.

• Many outlets were not accessible due to furniture and personal items.
• Not all outlets in the kitchen, bathrooms garage and exterior were ground fault protected.
• The half bathroom GFI is not functioning.
• Smoke alarms were present but not all were functioning.
• Pantry switch is loose and should be replaced.
• Older wiring was noted at the condensing unit service entrance and should be terminated.

Not all outlets in the kitchen, and master bathroom were ground fault protected.

Not all outlets in the kitchen, and master bathroom were ground fault protected.

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

I	NI	NP	D

Smoke alarms were present but not all were functioning.

III. Heating, Ventilation and Air Conditioning Systems

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

I	NI	NP	D
X			X

A. Heating Equipment

Type of System: Furnaces located in the attic.
Energy Source: Furnaces were gas fired.
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 will operate the heating equipment if it is safe to do so. Inspectors will visually inspect the heating unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing of the unit, uniformity of the air supply or types of insulation. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. 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.

• A forced air type, natural gas fired, standard efficiency furnace located in the attic was manufactured by American Standard in 1996. Furnace serviced the lower level of the home with 60k btu's. Furnace covers were remove and interiors observed. Unit appeared to be functioning as intended.

A forced air type, natural gas fired, standard efficiency furnace located in the attic was manufactured by American Standard in 2010. Furnace serviced the upper level of the home with 80k btu's. Furnace covers were remove and interiors observed. Unit appeared to be functioning as intended.
• Heat pump device was located on the lower level furnace and does not appear to be in use. Wiring was noted at the condensing unit service entrance and should be terminated.

Heating, Ventilation and Air Conditioning Systems Heating Equipment

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

I	NI	NP	D	
X			X	B. Cooling Equipment

Type of System: AC evaporator units were located in the attic. • AC condensing units were located on the exterior.
Comments:
• About Cooling Equipment:
The cooling unit is designed to cool and circulate the inside air throughout the house. Central air conditioning units often work in conjunction with central heating systems. The inspector will operate the cooling equipment if it is safe to do so and it is greater than 60 degrees outside. Inspectors will visually inspect the cooling unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing of the unit, uniformity of the air supply, types of insulation, proper refrigerant charge or leaks in the system. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. 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.

• Lower level condensing unit manufactured by Trane in 2000. Unit appeared to be 3 ton, using R22 refrigerant. Per the manufacturer's label, max amps on breaker should be 35. Per the labeling on the electrical panel, AC was connected to a 30 amp breaker.
Upper level condensing unit manufactured by Trane in 2010. Unit appeared to be 4 ton, using 410a refrigerant. Per the manufacturer's label, max amps on breaker should be 45. Per the labeling on the electrical panel, AC was connected to a 50 amp breaker.

• Lower level evaporator unit manufactured by Trane in 2004. Unit appeared to be 3 ton.

Upper level evaporator unit manufactured by Trane in 2004. Unit appeared to be 4 ton.
• AC drain line terminations were observed at the upper and master bathroom lavatory traps.
• It is difficult to obtain reliable temperature differential at the AC unit due to cool outside temperatures at the time of inspection. We recommend servicing system prior to cooling season and prior to heating season.
• We recommend regular seasonal maintenance including cleaning coils and drains, leveling equipment and sealing leakages in duct work; performing heater service before each cooling or heating season.

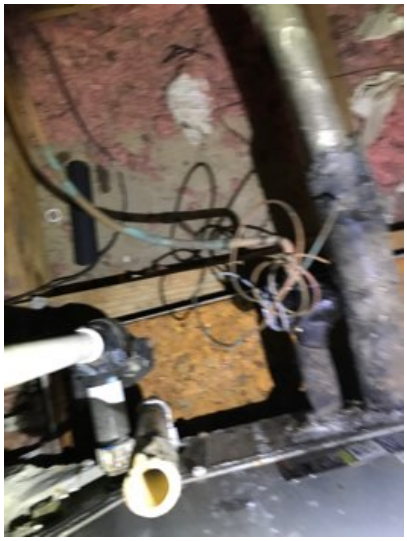
• Wipe down Air Handlers and plenums.

• Rust from condensate was noted in the in secondary evaporator drain pan of the lower level unit and rust was noted on the exterior of the home indicating condensate was draining from the emergency condensate discharge pipe. This is a sign of improper drainage of the main drain line. We were unable to run the air conditioners due to low temperatures and recommend that unit be evaluated and serviced by an HVAC professional.

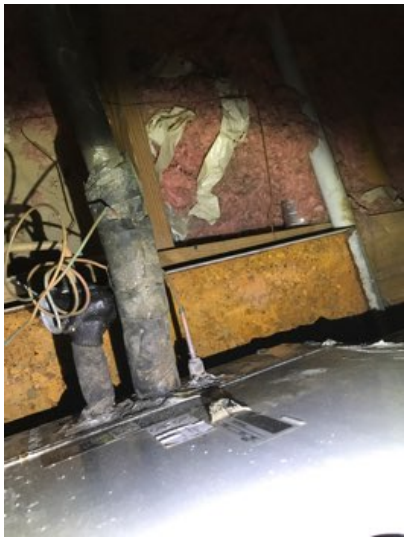
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Wipe down Air Handlers and plenums.



Rust fromt condensate was noted in the in secondary evaporator drain pan of the lower level unit and rust was noted on the exterior of the home indicating condensate was draining from the emergency condensate discharge pipe. This is a sign of improper drainage of the main drain line. We were unable to run the air conditioners due to low temperatures and recommend that unit be evaluated and serviced by an HVAC professional.



Rust fromt condensate was noted in the in secondary evaporator drain pan of the lower level unit and rust was noted on the exterior of the home indicating condensate was draining from the emergency condensate discharge pipe. This is a sign of improper drainage of the main drain line. We were unable to run the air conditioners due to low temperatures and recommend that unit be evaluated and serviced by an HVAC professional.

Heating, Ventilation and Air Conditioning Systems Cooling Equipment

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

I	NI	NP	D

Heating, Ventilation and Air Conditioning Systems
Cooling Equipment

Heating, Ventilation and Air Conditioning Systems
Cooling Equipment

Heating, Ventilation and Air Conditioning Systems
Cooling Equipment

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

I	NI	NP	D

Rust from condensate was noted in the in secondary evaporator drain pan of the lower level unit and rust was noted on the exterior of the home indicating condensate was draining from the emergency condensate discharge pipe. This is a sign of improper drainage of the main drain line. We were unable to run the air conditioners due to low temperatures and recommend that unit be evaluated and serviced by an HVAC professional.

Rust from condensate was noted in the in secondary evaporator drain pan of the lower level unit and rust was noted on the exterior of the home indicating condensate was draining from the emergency condensate discharge pipe. This is a sign of improper drainage of the main drain line. We were unable to run the air conditioners due to low temperatures and recommend that unit be evaluated and serviced by an HVAC professional.

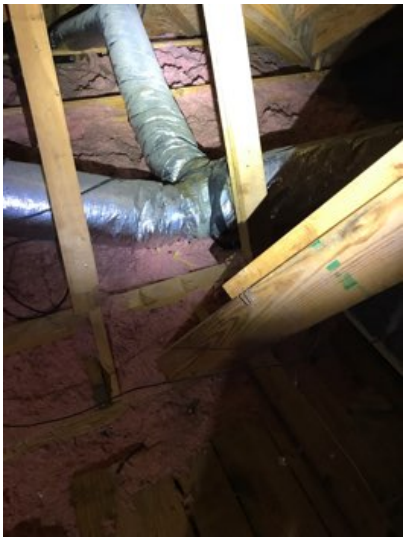
X			X	C. Duct System, Chases, and Vents

Comments:
• About Duct Systems, Chases and Vents:
Inspector will observe air ducts, and absence of air flow at accessible registers. Any visible deficiencies in the duct system, chases or vents will be reported. Overall ventilation in the house and attic is very important for the overall health of the structure. Proper ventilation can help control moisture levels and vent out harmful gases. This inspection is not a mold or air quality inspection. Texas law does not allow an inspector to identify and report on things such as mold or insects. Environmental and mold investigations should only be conducted by certified and trained professionals in this area. 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.

• Lower level thermostat was a American Standard type digital programmable love in the lower master bedroom entry hall.
• A Honeywell analog thermostat was located in the common area of the upper level and replacement should be considered to meet modern efficiency standards.
• Some air ducts did not appear to be properly supported and were touching other ducts or resting on the attic floor. (Flexible duct should be supported every 5 feet.) This may cause condensation and in turn may produce mildew in these area.

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

I	NI	NP	D



Some air ducts did not appear to be properly supported and were touching other ducts or resting on the attic floor. (Flexible duct should be supported every 5 feet.) This may cause condensation and in turn may produce mildew in these area.

IV. Plumbing Systems

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

I	NI	NP	D
X			X

A. Water Supply System and Fixtures

Location of Water Meter: Right front corner of the property.
Location of Main Water Supply Valve: Supply valve was not located.
Comments:
• About Plumbing Systems:
The plumbing system of a home includes water supply, 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. Drainage is visually inspected for functional drainage. No additional testing is done to determine exact condition of drains or water supply. Inspector does not operate any shutoff valves or sump pumps. Inspector is not required to inspect numerous other systems such as swimming pools, sprinkler systems, water wells, filter systems, fire sprinklers or backflow devices. Functionality of clothes drains, floor drains and freestanding appliances is not tested. Water volume, potability or quality is not tested. Water testing should only be done by qualified professionals in this field. 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.

• Static water pressure was observed to be: 60 psi. The acceptable range for residential water pressure is 40 to 80 psi.
• Main water supply line was PVC.
• Copper supply lines were observed in the home.
• Where fixtures contact floors and walls (toilet bases, tubs,sinks) contact area should be water tight.
• Spa tub trim is loose at the front of the tub.
• Spa tub spout was loose.
• Supply stops for laundry sink should be capped if not used.

Supply stops for laundry sink should be capped if not used.

Spa tub trim is loose at the front of the tub.

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

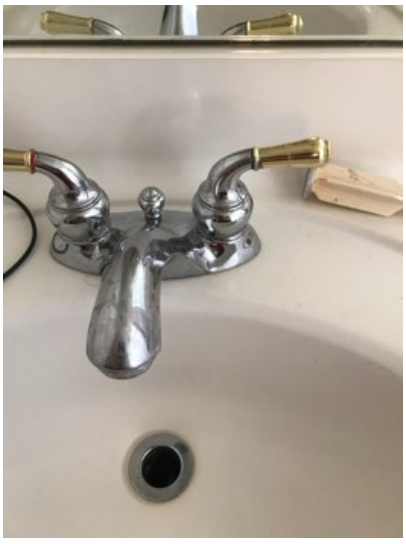
I	NI	NP	D

Where fixtures contact floors and walls (toilet bases, tubs,sinks) contact area should be water tight.

Spa tub spout was loose.

X			X	B. Drains, Wastes, and Vents

Comments:
• Drain waste and vent system was constructed of PVC.
• Drain cleanout was observed .
• Plunger was not attached in the left upper bathroom.



Plunger was not attached in the left upper bathroom.

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

I	NI	NP	D
X			X

C. Water Heating Equipment

Energy Source: Water heater was gas operated.
Capacity: Unit is 40 gallons
Comments:
• About Water Heaters:
Water heaters are designed to heat the water in the home. The report will include the energy source and capacity of the water heating unit. General installation and safety issues are addressed in the inspection. 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. Most of these valves are not tested as a part of the inspection as they could cause unforeseen damage to persons or property. We recommend that annual maintenance be performed to water heaters as suggested in the owner's manual. If the client is not comfortable with general water heater maintenance we recommend consultation with a qualified professional. 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.

• Water heaters were gas powered and appeared to be manufactured by Rheem in 2018 and 2013.
• Flue vent is not adequately secured at the roof framing.

Plumbing Systems Water Heating Equipment

Plumbing Systems Water Heating Equipment

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

I	NI	NP	D

Flue vent is not adequately secured at the roof framing.

Plumbing Systems Water Heating Equipment

X			X	D. Hydro-Massage Therapy Equipment

Comments:
• Hydro-massage unit in master bathroom appears to be operating normally. GFCI reset is not located.
• It did not appear that the hydro-massage equipment was GFCI protected.
• Unit should be flushed with manufacturer approved cleaning agent as a part of regular maintenance.

X				E. Other

Observations:
• Gas piping was inspected visually in areas open to view.

V. Appliances

X				A. Dishwashers

Comments:
• Maytag dishwasher operated normally.

X				B. Food Waste Disposers

Comments:
• ISE 1/3 hp garbage disposal operated normally.

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

I	NI	NP	D	
X				C. Range Hood and Exhaust Systems

Comments:
• JennAir unit operated normally.
• Unit was integrated with the cooktop.

I	NI	NP	D	
X				D. Ranges, Cooktops, and Ovens

Comments:
• JennAir four burner electric cook top operated normally.
• GE electric oven was measured at 290-310 degrees when set at 350 degrees.

JennAir four burner electric cook top operated normally.

I	NI	NP	D	
X				E. Microwave Ovens

Comments:
• GE microwave operated normally.

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

Comments:

I	NI	NP	D	
X			X	G. Garage Door Operators

Door Type: One double bay sectional door
Comments:
• Garage door opener was a LiftMaster type chain drive with sensors.
• Garage door opener operated normally.
• Door lock should be disabled since opener is present.

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

I	NI	NP	D

Door lock should be disabled since opener is present.

Appliances Garage Door Operators

X				H. Dryer Exhaust Systems

Comments:
• Dryer was present in utility room. Dryer vent was not accessible.
• Termination was observed exiting the wall.

X				I. Other

Observations:
• Samsung refrigerator with functioning ice maker was observed in the kitchen.

VI. Optional Systems

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

I	NI	NP	D
X			X

A. Landscape Irrigation (Sprinkler) Systems

Comments:
• About Sprinkler Systems: Sprinkler system zones are operated and observed. Any surface leaks, deficient valves, abnormal spray head patterns or deficiencies in flow are noted. Control panels and lack of backflow devices, rain sensors or shutoff valves are noted. Inspectors are not required to note or test lack of effective coverage, automatic function of the timer or control box, effectiveness of the rain or freeze sensors or sizing and effectiveness of the anti-siphon or backflow preventers. 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.
• Controller was a RainBird SST-600i timer with 6 stations available, 5 were currently controlling zones in the yard as follows:
1. Front beds and turf.
2. Rear beds.
3. Rear turf by the rear fence.
4. Rear turf.
5 Front beds.
• Insulation at vacuum break valve was missing or deteriorated.
• Vacuum break valve was not secured at the wall.
• Vacuum break valve was not high enough. Valve should be at least 12" higher than the highest sprinkler head to prevent possibility of cross contamination of water supply.
• Rain sensor was not located and did not appear to be installed.

Insulation at vacuum break valve was missing or deteriorated.

Optional Systems Landscape Irrigation (Sprinkler) Systems

		X	

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	
		X		C. Outbuildings

Materials:
Comments:

I	NI	NP	D	
		X		D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

I	NI	NP	D	
		X		E. Private Sewage Disposal (Septic) Systems

Materials:
Location of Drain Field:
Comments:

I	NI	NP	D	
		X		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.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
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.

R22	R22 CFCs (chlorofluorocarbons) were the world's first refrigerant. Invented in 1928, these precursors to HCFCs were safe for many uses and were therefore a welcome invention that enhanced people's quality of life. However, in the mid-1970s, it became clear that though this substance was generally regarded as safe, it caused damage to the stratospheric ozone layer that surrounds the earth. In an effort to find a more environmentally-friendly coolant, scientists developed HCFCs, which soon replaced their CFC counterpart. And while HCFCs appear to be reasonably safe as far as their immediate use is concerned, they have since been determined to be equally damaging to the ozone layer. To prevent further destruction of this vital protective barrier, the U.S. has, since becoming a signatory to the international treaty known as the Montreal Protocol in 1987, instituted a gradual phase-out of HCFC coolants. What does that mean to you? If your HVAC or other equipment uses this coolant, it can mean a great deal. EPA Proposes Final Phaseout Schedule for R-22 The Environmental Protection Agency (EPA) has recently released its proposal for the final phaseout of R-22. Under the proposal, EPA's preferred consumption allocation for 2015-2019 would be: 30 million pounds in 2015, 24 million pounds in 2016, 18 million pounds in 2018, 6 million pounds in 2019, and zero in 2020. However, one of the variations included in the proposal would bring the allocation to zero by 2018. Either way, EPA is sending a strong signal that R-22 will be phased out by 2020. Given these reductions in production, supplies will continue to get tighter and prices continue to increase. Members currently using R-22 in their refrigeration systems are encouraged to explore their options for how to operate in a post R-22 environment. Given the EPA's current policy towards HCFC's and growing attention to the Montreal Protocol, alternatives such as R-507 are also likely to be targeted for phaseout in the coming years. More information on the EPA's policies on HCFCs can be found by clicking here.
Valley	The internal angle formed by the junction of two sloping sides of a roof.
evaporator	An evaporator is a device in a process used to turn the liquid form of a chemical substance such as water into its gaseous-form/vapor. The liquid is evaporated, or vaporized, into a gas form of the targeted substance in that process. Typically located at the air handler.

Report Summary

Structural Systems		
Page 7 Item: A	Foundations	• Cosmetic corner (shovel) cracks were present on some corners. These should be properly sealed to prevent potential insect intrusion. • Ends of post tension cables were exposed. These should be properly repaired and sealed to avoid further deterioration.
Page 8 Item: B	Grading & Drainage	• Slab exposure at some areas should be increased. Common building code calls for 4" exposure to brick and 6" exposure to siding. • Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.
Page 10 Item: C	Roof Covering Materials	• Exposed fasteners were noted at some shingles and roof flashings. These should be properly sealed. • Pine needles and tree debris should be cleared from valleys to allow unimpeded flow of rain water. • Ridge shingles showed significant wear and we recommend replacement of ridge shingles. • Lead plumbing flashings have been damaged by varmints in random locations and will likely leak. Damaged flashings should be should be replaced as necessary. • B-type vents should be adjusted and resealed. • Trees were close to the roof surface. Tree limbs and vegetation may prematurely wear or damage shingles.
Page 14 Item: D	Roof Structure and Attic	• Attic access door was missing fasteners at door hinges .Attic access door was inadequately sealed and insulated. • Lower level attic door should be a weather stripped self-closing exterior door. • There was missing and displaced insulation in several locations including the lower attic along the vertical wall. • Gable end attic vent screen was damaged on the lower level attic gable on the right side of the home.
Page 16 Item: E	Walls (Interior and Exterior)	• Damaged trim at the corner of the shower should be replaced • Gaps were noted at some door/windows frame junctions with brick. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion. • Lintels around the home showed signs of rust. These should be sealed with rust inhibitor to arrest oxidation.
Page 18 Item: G	Doors (Interior and Exterior)	• Exterior doors were double keyed. Egress doors should be openable from the inside without the use of a key or special knowledge or effort. • Self closing hardware was missing or ineffective at the garage pedestrian door.

Page 19 Item: H	Windows	• Lower window frames were drilled for security sensors. The sensors should be sealed and checked periodically to prevent water intrusion. • Some interior window sills showed signs of paint deterioration. This may be caused by typical condensation at window frames. Moisture was not present at the time of inspection. • Windows on the upper level within 24" of the floor may present a fall hazard to children. Fall protection should be considered at these windows.
Page 21 Item: K	Porches, Balconies, Decks, and Carports	• Brick fence between the garage and house should be resealed.
Page 22 Item: L	Other	• Loose door hinge noted on the base cabinet Ashanti the refrigerator. • Base cabinet in the left upper bathroom has damage from previous water leakage.
Electrical Systems		
Page 23 Item: A	Service Entrance and Panels	• It did not appear that there were anti-oxidants used on the aluminum wire connections. • There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted. • All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of particular circuit.
Page 26 Item: B	Branch Circuits, Connected Devices, and Fixtures	• Not all outlets in the kitchen, bathrooms garage and exterior were ground fault protected. • The half bathroom GFI is not functioning. • Smoke alarms were present but not all were functioning. • Pantry switch is loose and should be replaced. • Older wiring was noted at the condensing unit service entrance and should be terminated.
Heating, Ventilation and Air Conditioning Systems		
Page 28 Item: A	Heating Equipment	• Heat pump device was located on the lower level furnace and does not appear to be in use. Wiring was noted at the condensing unit service entrance and should be terminated.
Page 30 Item: B	Cooling Equipment	• Rust from condensate was noted in the in secondary evaporator drain pan of the lower level unit and rust was noted on the exterior of the home indicating condensate was draining from the emergency condensate discharge pipe. This is a sign of improper drainage of the main drain line. We were unable to run the air conditioners due to low temperatures and recommend that unit be evaluated and serviced by an HVAC professional.
Page 33 Item: C	Duct System, Chases, and Vents	• Some air ducts did not appear to be properly supported and were touching other ducts or resting on the attic floor. (Flexible duct should be supported every 5 feet.) This may cause condensation and in turn may produce mildew in these area.
Plumbing Systems		

Page 34 Item: A	Water Supply System and Fixtures	• Where fixtures contact floors and walls (toilet bases, tubs,sinks) contact area should be water tight. • Spa tub trim is loose at the front of the tub. • Spa tub spout was loose. • Supply stops for laundry sink should be capped if not used.
Page 35 Item: B	Drains, Wastes, and Vents	• Plunger was not attached in the left upper bathroom.
Page 36 Item: C	Water Heating Equipment	• Flue vent is not adequately secured at the roof framing.
Page 37 Item: D	Hydro-Massage Therapy Equipment	• It did not appear that the hydro-massage equipment was GFCI protected. • Unit should be flushed with manufacturer approved cleaning agent as a part of regular maintenance.
Appliances		
Page 38 Item: G	Garage Door Operators	• Door lock should be disabled since opener is present.
Optional Systems		
Page 40 Item: A	Landscape Irrigation (Sprinkler) Systems	• Insulation at vacuum break valve was missing or deteriorated. • Vacuum break valve was not secured at the wall. • Vacuum break valve was not high enough. Valve should be at least 12" higher than the highest sprinkler head to prevent possibility of cross contamination of water supply. • Rain sensor was not located and did not appear to be installed.