Total Home Inspection
Propery Inspection Report

141 Clear Water W, Montgomery, TX 77356
Inspection prepared for: David Wisdom
Real Estate Agent: Kathy Hinds - Abby Realty

Date of Inspection: 11/11/2019 Time: 9:00 AM
Age of Home: 1996 Size: 1987
Weather: Cloudy - 70s
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. We advise our clients to do a walk through once the home is vacated and prior to closing. Directional statements are from the perspective of standing at the front door looking in. Seller's disclosure was not supplied to this inspector.

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: David Wisdom
(Name of Client)

Concerning: 141 Clear Water W, Montgomery TX, 77356
(Address or Other Identification of Inspected Property)

By: Travis Freethy #22393 11/11/2019
(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): Slab Foundation
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 monolithic slab. Some evidence existed to indicate foundation settlement, such as:
cracks in walls and ceilings,
floor differential.

Floor differential measurements were taken around the home using a Laser Level. Measurements showed a maximum differential of 2 inches in the 2nd level den. Adjustments were made for floor coverings. In our opinion, differentials did not appear to be excessive.

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.
It is not uncommon for foundations to reveal some symptoms of differential movement. Inspector did not observe evidence or consequences of above normal differential movement for a home of this age and construction type. For further evaluation we recommend consulting with a qualified foundation specialist.

This opinion would not be applicable to future changing conditions. No accurate prediction can be made of future foundation movement. If the evidence and the consequences of foundation movement become significantly more pronounced in the future, then foundation-leveling repairs may become necessary. The homeowner must be willing to take the necessary precautions to prevent or minimize settlement from developing in the future.
• Some of the foundation was not visible due to decking.
• Steel rebar was exposed on the left side and should be treated and re sealed to prevent additional oxidation.

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I	NI	NP	D

Steel rebar was exposed on the left side and should be treated and re sealed to prevent additional oxidation.

Some of the foundation was not visible due to decking.

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.

• Drainage system piping, or drain grates were not observed. Drainage may have been accomplished through engineered swales that may direct rain water runoff to the street and storm sewer system. Drainage patterns were not observed.
• Buyer needs to be aware that tree root systems can adversely affect the stability of a foundation system by extracting moisture from the soil supporting the foundation. Roots may be pruned and then root barriers may be installed to prevent these roots from encroaching on the foundation. Tree limbs can also be cut back or thinned so they don't over hang over the roof and to reduce moisture demands from the trees.
• There were cracks on flat work around the home and in the garage.
• Downspout was pinched and may be clogged. Gutters are in need of some general repairs. Gutters should also be properly secured and pitched, joints should be sealed to prevent leakage and gutters cleared to promote water flow.

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I	NI	NP	D

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Downspout was pinched and may be clogged. Gutters are in need of some general repairs. Gutters should also be properly secured and pitched, joints should be sealed to prevent leakage and gutters cleared to promote water flow.

X			X	C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composite shingles.
Viewed From: Remote Piloted Drone
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.

• Shingle surface showed a moderate degree of deterioration in areas but is still functioning as intended. Maintenence is required on areas of the roof.
• Siding was touching the roof surface onthe left side. In our opinion, siding should be at least 1" from the roof surface.
• Exposed fasteners were noted at some shingles and roof flashings. These should be properly sealed.

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Structural Systems Roof Covering Materials

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Exposed fasteners were noted at some shingles and roof flashings. These should be properly sealed.

	X			D. Roof Structure and Attic

Approximate Average Depth of Insulation:
Approximate Average Thickness of Vertical Insulation:
Comments:
• Attic structure was not accessible to inspector. No access to attic/roof structure was located.

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I	NI	NP	D
X			X

E. Walls (Interior and Exterior)

Wall Materials: Exterior walls were wood frame with fiber cement and wood siding and trim.. Interior walls are covered with paneling, and 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.

• Some areas were not accessible or visible due to personal items.
• 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
• Some drywall cracks were noted around the home.
• Deterioration of trim/siding was observed at the garage frame, some corner trim and rear entry door trim.
• Sheathing insulation below 2nd level den may require a protective covering. Common building standards state that sheathing insulation materials are installed under or behind siding or roofing. We recommend further evaluation by a qualified professional.

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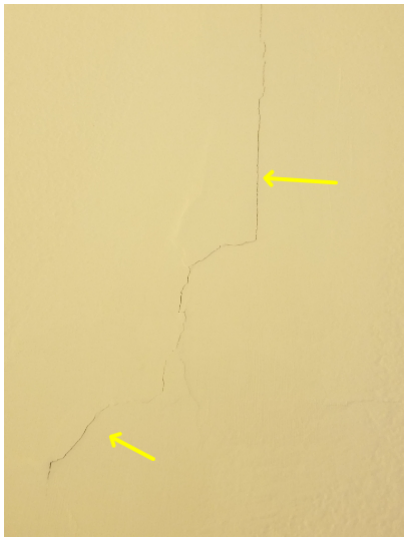
I	NI	NP	D



Some drywall cracks were noted around the home.

Deterioration of trim/siding was observed at the garage frame, some corner trim and rear entry door trim.

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Sheathing insulation below 2nd level den may require a protective covering. Common building standards state that sheathing insulation materials are installed under or behind siding or roofing. We recommend further evaluation by a qualified professional.

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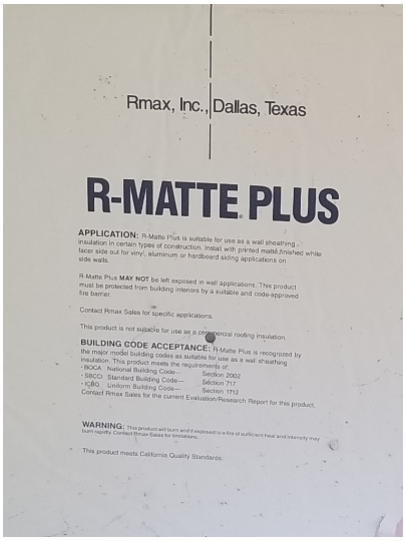

Sheathing insulation below 2nd level den may require a protective covering. Common building standards state that sheathing insulation materials are installed under or behind siding or roofing. We recommend further evaluation by a qualified professional.

X			X	F. Ceilings and Floors

Ceiling Materials: Ceiling is covered with painted drywall. Floor surfaces were laminate, tile, and carpet.
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.

• Cosmetic discrepancies including small gaps at mitered corners of base and case moldings and some separation of floor and wall/trim joints in some areas. These types of minor conditions are expected and can be sealed.
• Cosmetic discrepancies including small gaps at corners of trim and moldings and some separation of ceiling and wall/trim joints in some areas. These types of minor conditions are expected and can be sealed.
• Upper floors were noisy in some areas. This may be due to loose sub flooring under the floor coverings.
• Some floor differential was noted in the 2nd level den. It is not uncommon for 2nd levels to show some differential, however, these measurements could be significant. For further evaluation we recommend consulting with a qualified contractor.
• Exposed or protruding drywall fasteners were noted on the 2nd level.
• Ceiling cracks were noted on the 2nd level. In our opinion, there did not appear to be excessive deflection or settlement in these areas.

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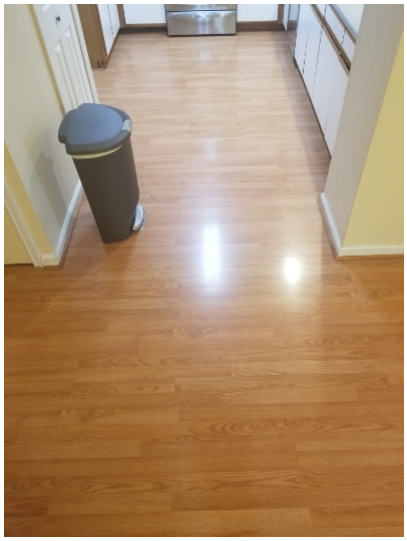
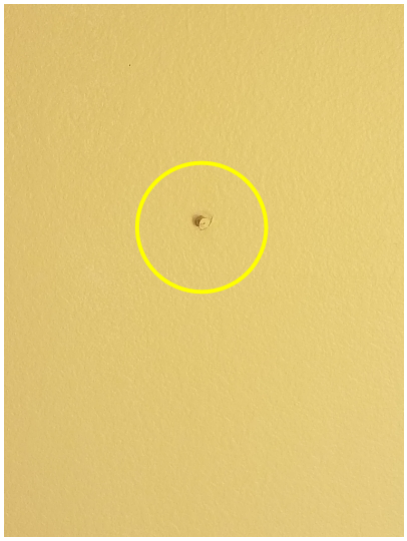
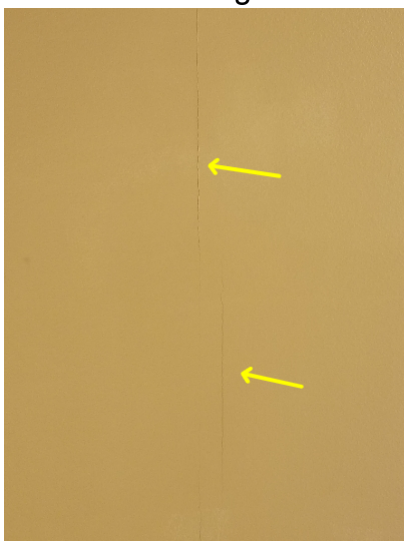


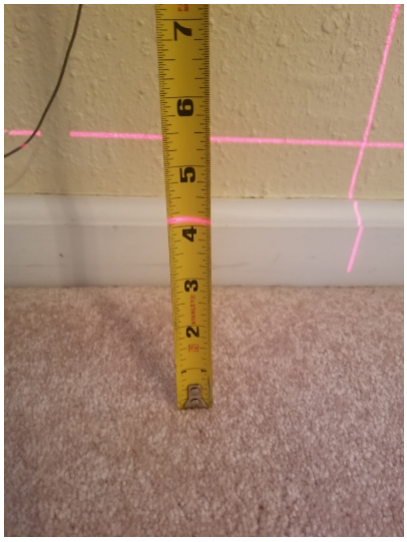
Upper floors were noisy in some areas. This may be due to loose sub flooring under the floor coverings.



Exposed or protruding drywall fasteners were noted on the 2nd level.



Ceiling cracks were noted on the 2nd level. In our opinion, there did not appear to be excessive deflection or settlement in these areas.



Some floor differential was noted in the 2nd level den. It is not uncommon for 2nd levels to show some differential, however, these measurements could be significant. For further evaluation we recommend consulting with a qualified contractor.

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

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.

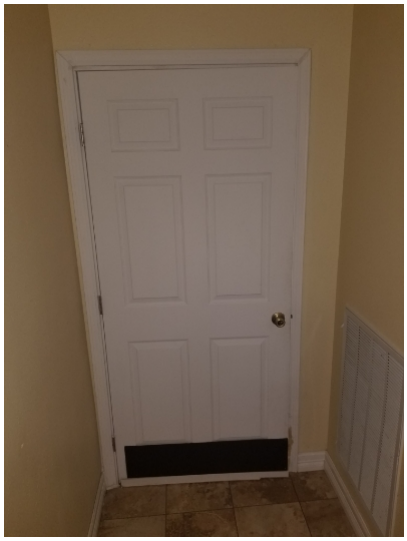
• Self closing hardware was missing or ineffective at the garage pedestrian door.
• The 1st level bathroom and front bedroom doors were not square and contacting the frame and may require adjustment.
• Garage door should be a solid core door. Hollow core doors are not rated to be installed at entrys or exits.
• Garage door trim was damaged.

The 1st level bathroom and front bedroom doors were not square and contacting the frame and may require adjustment.

Self closing hardware was missing or ineffective at the garage pedestrian door.

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

I	NI	NP	D



Garage door should be a solid core door. Hollow core doors are not rated to be installed at entrys or exits.

Garage door trim was damaged.

X			X	H. Windows

Window Types: Windows are made of aluminum and some were vinyl, with single hung spring mechanisms with double pane glazing. Fixed glass units were also observed.
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 if there are concerns.
• Some windows were not accessible due to personal items and furnishings limiting access.
• Broken/Cracked blinds were noted at multiple windows.
• Several window springs were stiff and noisy. Maintenance, including cleaning and lubrication may be needed.
• Some windows had gaps in the caulk seal around the framing/drywall junction and require a caulking upgrade.
• 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 all windows with an outside fall height greater than 72 inches that are within 24 inches from the inside floor.
• Some windows were not square and were contacting the frame.

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

I	NI	NP	D

Broken/Cracked blinds were noted at multiple windows.

Some windows were not square and were contacting the frame.

Some windows had gaps in the caulk seal around the framing/drywall junction and require a caulking upgrade.

Windows on the upper level within 24" of the floor may present a fall hazard to children. Fall protection should be considered at all windows with an outside fall height greater than 72 inches that are within 24 inches from the inside floor.

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

I	NI	NP	D

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.

X			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 entry stairway hand rails are not properly constructed. Common code requires them to be a Type 1 or Type 2 hand rail and no less than 1 and half inches between handrail and wall.
• Handrails were not continuous to the walls. Open ended handrails may catch clothing or other items on a person resulting in trips or falls.
• Common building code limits baluster spacing to 4 inches as a matter of child safety related to entrapment. Spacing was measured at 10 inches.
• The lower openings are required to be 4 inches or smaller. Openings were measured at 6 inches.
• Handrails are missing at 2nd level living room and garage. Handrails are required at any stairway where 4 or more risers are present.
• The underside of the interior stairway should be properly finished 1 hour fire rated drywall.

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

I	NI	NP	D

Common building code limits baluster spacing to 4 inches as a matter of child safety related to entrapment. Spacing was measured at 10 inches.

The lower openings are required to be 4 inches or smaller. Openings were measured at 6 inches.

The entry stairway hand rails are not properly constructed. Common code requires them to be a Type 1 or Type 2 hand rail and no less than 1 and half inches between handrail and wall.

Handrails are missing at 2nd level living room and garage. Handrails are required at any stairway where 4 or more risers are present.

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

I	NI	NP	D

Handrails were not continuous to the walls. Open ended handrails may catch clothing or other items on a person resulting in trips or falls.

The underside of the interior stairway should be properly finished 1 hour fire rated drywall.

	X	X		J. Fireplace/Chimney

Locations:
Types:
Comments:

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 if there are concerns.
• The porch and deck were in overall fair condition with some regular maintenance needed.

X			X	L. Other

Materials:
Comments:
• Intersections between counters and tile/wall contained gaps. Caulking improvements should be made to prevent water from entering these areas.
• Utility room/closet should be finished with at minimum 1 hour fire rated drywall.

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

I	NI	NP	D

Intersections between counters and tile/wall contained gaps. Caulking improvements should be made to prevent water from entering these areas.

Utility room/closet should be finished with at minimum 1 hour fire rated drywall.

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 is located in the utility room.
Materials & Amp Rating: Stranded Copper Wiring • 125 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 AWG stranded copper wire which is rated for 125 amps. The main disconnect breaker was 125 amps. The GE cabinet appeared to be grounded and neutrals/grounds were bonded. Trip ties appeared to be installed properly.
• Sub panel was observed and fed with 3 wire plus ground from a 50 amp breaker in the main panel.
• Ground was a single external type on a driven earth ground rod and should be supplemented with an additional ground rod.
• 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.
• All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of particular circuit.
• There were missing knockouts in the dead front cover. Interior of panel was exposed.
• Breaker in electric panel is labeled as 50 amps. Max breaker on the condenser should be 40 amps per the manufacturer's label. Breaker is possibly oversized.
• There is wiring entering the panel without the proper protective bushings. Wiring that enters the panel should be protected where it enters the panel by a bushing to prevent the sharp edges of the panel box from damaging the wiring.
• White wires were connected directly to breakers in the panel. Typically white wires should be designated as neutral only. These should be marked appropriately.

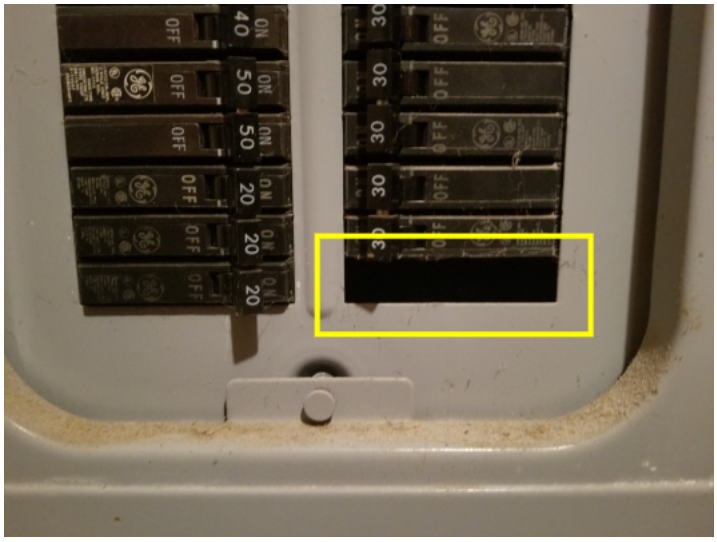
• There were neutral/ground wires in the panel that were sharing spots on the bus bar.
• Electric panel enclosure did not appear to be bonded/grounded.
• Neutral and ground wires were bonded in the electrical sub panel. Common practice requires that these be separated in any sub panels. This should be further evaluated and by a qualified electrician.

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

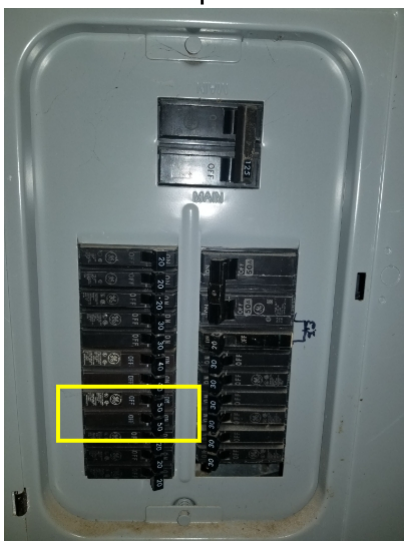
I	NI	NP	D

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.



There were missing knockouts in the dead front cover. Interior of panel was exposed.

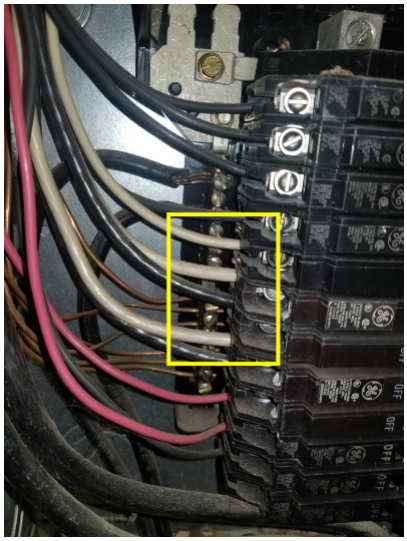


Breaker in electric panel is labeled as 50 amps. Max breaker on the condenser should be 40 amps per the manufacturer's label. Breaker is possibly oversized.

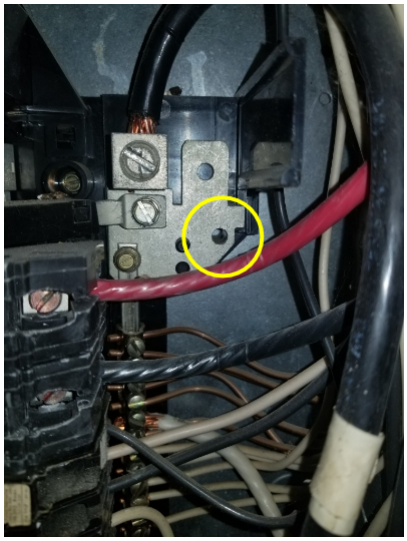
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

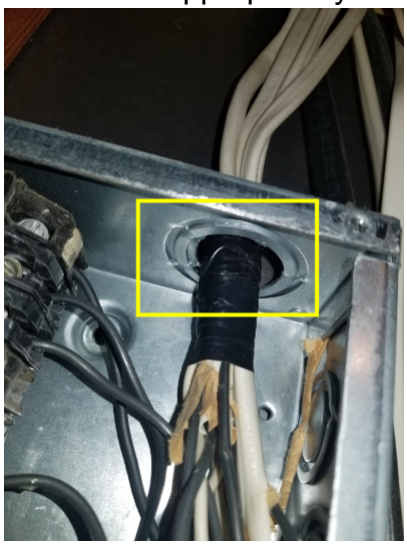
Electrical Systems Service Entrance and Panels



White wires were connected directly to breakers in the panel. Typically white wires should be designated as neutral only. These should be marked appropriately.



Electric panel enclosure did not appear to be bonded/grounded.

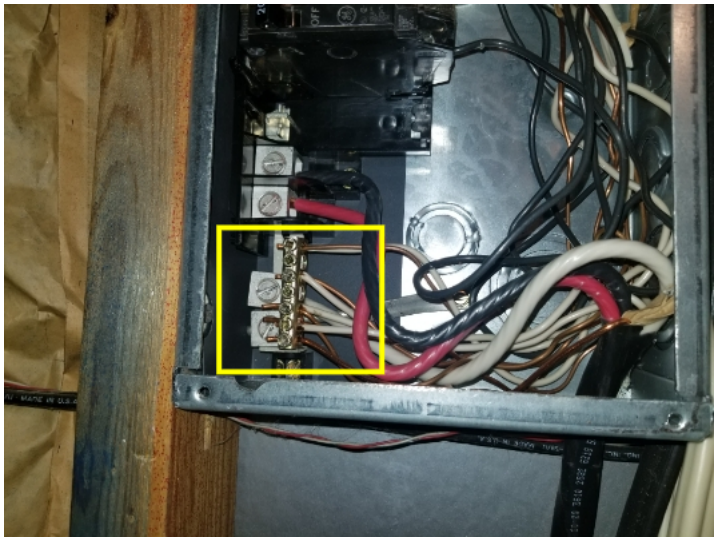


There is wiring entering the panel without the proper protective bushings. Wiring that enters the panel should be protected where it enters the panel by a bushing to prevent the sharp edges of the panel box from damaging the wiring.

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

I	NI	NP	D

There were neutral/ground wires in the panel that were sharing spots on the bus bar.



Neutral and ground wires were bonded in the electrical sub panel. Common practice requires that these be separated in any sub panels. This should be further evaluated and by a qualified electrician.

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.

• Some outlets were not accessible due to furniture and personal items.
• GFCI outlets were present and functioning in the kitchen, bathrooms and exterior.
• We do not inspect or analyze the operation and condition of any exterior lighting (security, yard landscaping, trees, etc.). We suggest consulting with current owner for detailed information on location and operation/maintenance of these fixtures.
• Not all outlets in the kitchen were ground fault protected.
• Microwave was connected to kitchen GFCI outlets. Kitchen appliances should be on the own dedicated branch circuit.
• Open incandescent lighting was located in some closets and may be a fire hazard.
• Fixture was not functioning in the laundry room. Light bulbs were not tested.
• No outlets were observed in the garage. (Outlets may have been hidden behind owner's belongings.)
• Smoke alarms were not present and functioning on all levels and in all bedrooms and adjacent areas.

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

I	NI	NP	D

Not all outlets in the kitchen were ground fault protected.

Microwave was connected to kitchen GFCI outlets. Kitchen appliances should be on the own dedicated branch circuit.

Open incandescent lighting was located in some closets and may be a fire hazard.

Fixture was not functioning in the laundry room. Light bulbs were not tested.

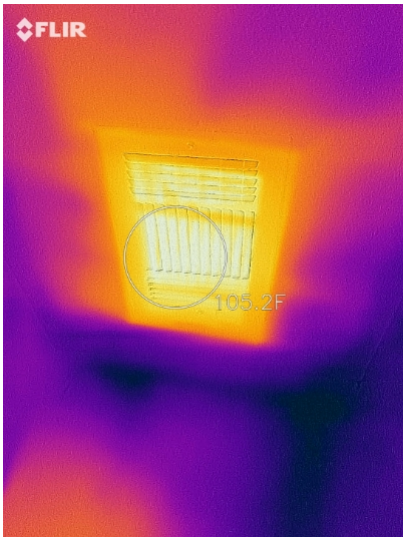
III. Heating, Ventilation and Air Conditioning Systems

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

I	NI	NP	D
X			

A. Heating Equipment

Type of System: Furnace/evaporator combo unit located in the utility room.
Energy Source: Furnace was electric.
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.
• An electric powered furnace was manufactured by Alumacoil in 2018. Furnace serviced the home with approximately 10 kw. Furnace was operated. Unit appeared to be functioning as intended.



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

I	NI	NP	D
X			X

B. Cooling Equipment

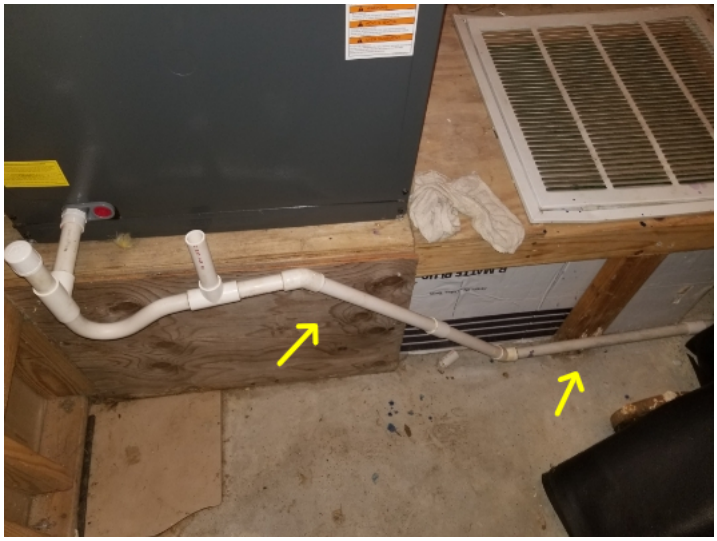
Type of System: AC condensing unit was located on the exterior. • Furnace/evaporator combo unit located in the utility room.
Comments:
• About Cooling Equipment:
The cooling unit is designed to cool and circulate the inside air throughout the house. Central air conditioning units often work in conjunction 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.

• Evaporator unit manufactured by Alumacoil in 2018. Unit appeared to be 4 ton.
• Evaporator coils were not visible or accessible.
• Condensing unit manufactured by Goodman in 2017. Unit appeared to be 3.5 ton, using 410-A refrigerant. Based on manufacturer's label: max amps on the breaker should be 40 and was connected to a 50 amp breaker.
• AC appeared to be cooling properly. Temperature differential measured (75-57=18) between air supply and registers. Typical range should be 15 to 20 degrees.
• 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.
• Secondary drain line was capped. This should be piped and routed to the emergency pan.
• Main drain line was not completely insulated. These lines should be fully insulated in unconditioned spaces.
• There was no emergency drain pan for the evaporator unit.
• Main drain line appears to drain to the exterior of the home. This may cause excessive moisture in the area of discharge and may be conducive to insect activity. Consider routing condensate to a bathroom lavatory trap.
• Breaker in electric panel is labeled as 50 amps. Max breaker on the condenser should be 40 amps per the manufacturer's label. Breaker is possibly oversized.

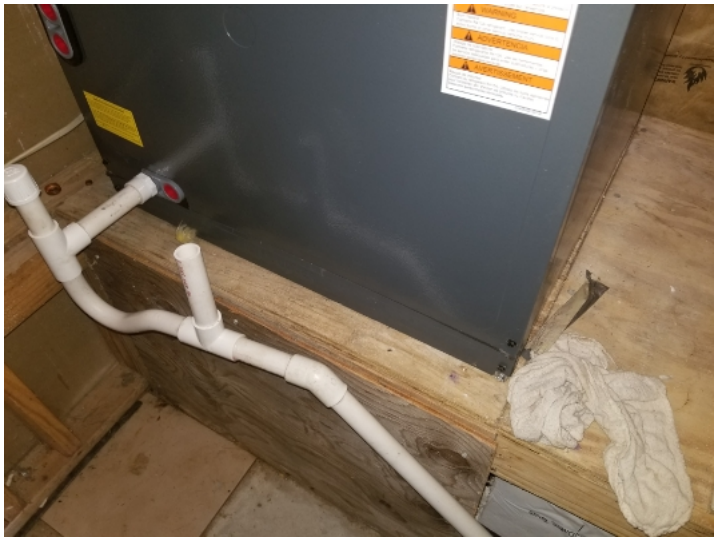
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

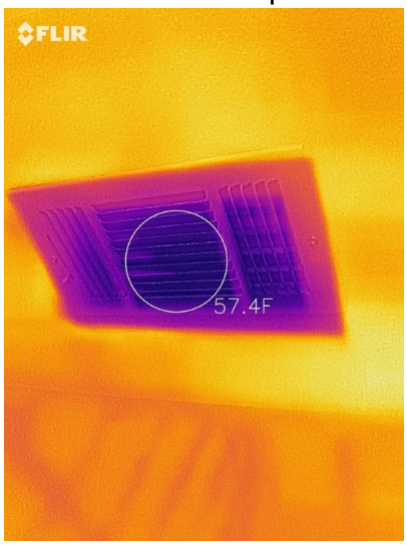
Secondary drain line was capped. This should be piped and routed to the emergency pan.



Main drain line was not completely insulated. These lines should be fully insulated in unconditioned spaces.



There was no emergency drain pan for the evaporator unit.



AC appeared to be cooling properly. Temperature differential measured (75-57=18) between air supply and registers. Typical range should be 15 to 20 degrees.

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

I	NI	NP	D	
X				C. Duct System, Chases, and Vents

Comments:
• About Duct Systems, Chases and Vents:
Inspector will observe air ducts, chases and 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.
• Thermostat was a digital programmable type.
• Ducts were concealed in ceiling.

IV. Plumbing Systems

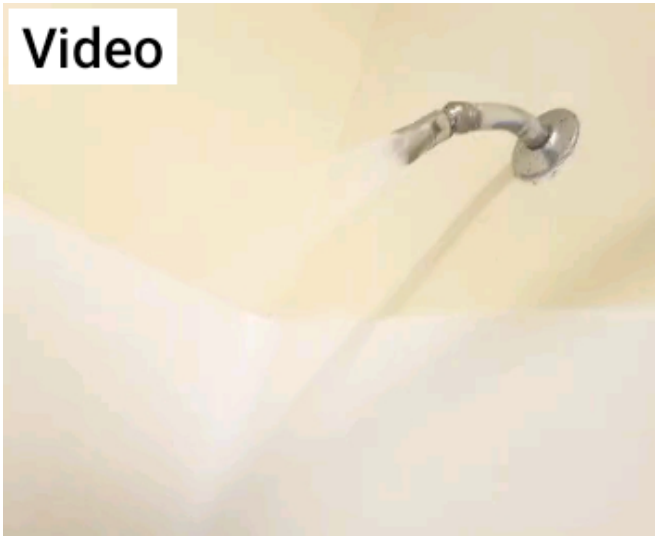
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
X			X

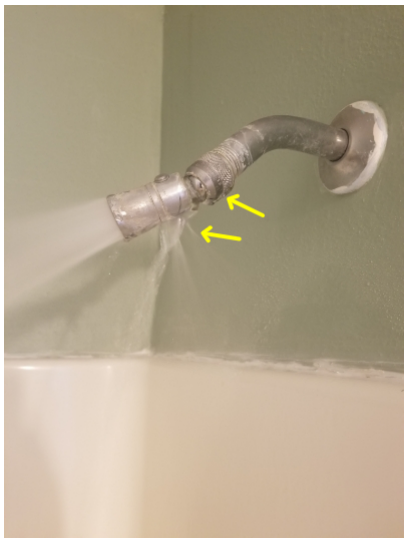
A. Water Supply System and Fixtures

Location of Water Meter: Left front corner of the property.
Location of Main Water Supply Valve: Left side of house.
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.

• Copper supply lines were observed in the home.
• Static water pressure was observed to be: 70 psi. The acceptable range for residential water pressure is 40 to 80 psi.
• Shower diverter was not working properly in master bathroom.
• Shower head was leaking in the master bathroom and 1st level bathroom
• Insulation was missing from main water supply piping on the exterior of the building.
• No backflow prevention devices were observed on exterior hose bibs.



Shower diverter was not working properly in master bathroom.


Shower head was leaking in the master bathroom and 1st level bathroom

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

I	NI	NP	D

Insulation was missing from main water supply piping on the exterior of the building.

No backflow prevention devices were observed on exterior hose bibs.

Static water pressure was observed to be: 70 psi. The acceptable range for residential water pressure is 40 to 80 psi.

X			X	B. Drains, Wastes, and Vents

Comments:
• Drain waste and vent system was not observed.
• Sink stopper not working/missing in the 2nd level half bathroom and master bathroom.
• Flex drain piping was observed at some traps and is easily clogged.

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

I	NI	NP	D

Sink stopper not working/missing in the 2nd level half bathroom and master bathroom.

Flex drain piping was observed at some traps and is easily clogged.

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

I	NI	NP	D	
X			X	C. Water Heating Equipment

Energy Source: Water heater is electric • Water heater is located in the utility room.
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 heater is electric powered and appeared to be manufactured by US Craftmaster in 2012.
• Manufacturers of most Temperature and Pressure Relief Valves (TPRV) statethat the TPRV should be replaced and/or evaluated by a licensed plumbing professional every two to three years.
• Water heater was missing the drain pan and is a required item in areas that leakage may cause damages.
• Temperature and pressure relief valve drain pipe should be gravity fed and sections were observed that did not meet this requirement.
• Temperature pressure relief valve was taped using duct tape. This is not a proper repair and some be evaluated by a qualified plumber.
• Electrical wiring was not properly secured/protected at point of entry.

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

I	NI	NP	D

Plumbing Systems Water Heating Equipment

Water heater was missing the drain pan and is a required item in areas that leakage may cause damages.

Temperature and pressure relief valve drain pipe should be gravity fed and sections were observed that did not meet this requirement.

Temperature pressure relief valve was taped using duct tape. This is not a proper repair and some be evaluated by a qualified plumber.

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

I	NI	NP	D

Electrical wiring was not properly secured/protected at point of entry.

	X	X		D. Hydro-Massage Therapy Equipment

Comments:

	X		X	E. Other

Observations:
• Water softening system was observed. Integrity of these systems was not tested. Manufacturer and service information was located on these units and seller may be consulted for operations.
• Slow drip was observed at the left side from a tube penetrating the wall. Origin is unknown. Constant dripping of water at the exterior foundation can cause adverse movement in the foundation and/or soil erosion.

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

I	NI	NP	D

Water softening system was observed. Integrity of these systems was not tested. Manufacturer and service information was located on these units and seller may be consulted for operations.

Slow drip was observed at the left side from a tube penetrating the wall. Origin is unknown. Constant dripping of water at the exterior foundation can cause adverse movement in the foundation and/or soil erosion.

V. Appliances

X				A. Food Waste Disposers

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

X			X	B. Dishwashers

Comments:
• KitchenAid dishwasher operated normally.
• Excessive mineral build up on interior. Recommend cleaning.

X				C. Microwave Ovens

Comments:
• Whirlpool microwave operated normally.

X			X	D. Range Hood and Exhaust Systems

Comments:
• Unit operated normally.
• Unit was integrated with the microwave oven.
• Termination was observed at the roof.
• Vent duct was constructed of material not rated for this application. Vent duct should be smooth surfaced single wall duct, to prevent build up of grease.

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

I	NI	NP	D

Vent duct was constructed of material not rated for this application. Vent duct should be smooth surfaced single wall duct, to prevent build up of grease.

X				E. Ranges, Cooktops, and Ovens

Comments:
• Kenmore electric powered 4 burner and 1 warming zone cooktop and oven combo operated normally.

X				F. Dryer Exhaust Systems

Comments:
• No dryer is present. Dryer vent appears to be in good condition.
• Vent should be cleaned prior to use to reduce fire hazard.
• Termination was observed exiting the wall.

X			X	G. Garage Door Operators

Door Type: Two single bay sectional doors with one opener.
Comments:
• Garage door opener was a Craftsman type chain drive with sensors.
• Garage door open and closed manually.
• Garage door opener has a loose chain and may require adjustment.

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

I	NI	NP	D	

Garage door opener has a loose chain and may require adjustment.

X			X	H. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Bathrooms relied on the window for ventilation. This method of reducing moisture may not be sufficient.

Bathrooms relied on the window for ventilation. This method of reducing moisture may not be sufficient.

	X	X		I. Other

Observations:

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:

I	NI	NP	D	
	X			B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

I	NI	NP	D	
	X	X		C. Outbuildings

Materials:
Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

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

Materials:
Location of Drain Field:
Comments:

I	NI	NP	D	
	X	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.
Condenser	In systems involving heat transfer, a condenser is a device or unit used to condense a substance from its gaseous to its liquid state, by cooling it. In so doing, the latent heat is given up by the substance and transferred to the surrounding environment. Unit is typically located on the exterior.
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.
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 8 Item: A	Foundations	• Steel rebar was exposed on the left side and should be treated and re sealed to prevent additional oxidation.
Page 8 Item: B	Grading & Drainage	• There were cracks on flat work around the home and in the garage. • Downspout was pinched and may be clogged. Gutters are in need of some general repairs. Gutters should also be properly secured and pitched, joints should be sealed to prevent leakage and gutters cleared to promote water flow.
Page 9 Item: C	Roof Covering Materials	• Siding was touching the roof surface onthe left side. In our opinion, siding should be at least 1" from the roof surface. • Exposed fasteners were noted at some shingles and roof flashings. These should be properly sealed.
Page 11 Item: E	Walls (Interior and Exterior)	• Some drywall cracks were noted around the home. • Deterioration of trim/siding was observed at the garage frame, some corner trim and rear entry door trim. • Sheathing insulation below 2nd level den may require a protective covering. Common building standards state that sheathing insulation materials are installed under or behind siding or roofing. We recommend further evaluation by a qualified professional.
Page 14 Item: F	Ceilings and Floors	• Upper floors were noisy in some areas. This may be due to loose sub flooring under the floor coverings. • Some floor differential was noted in the 2nd level den. It is not uncommon for 2nd levels to show some differential, however, these measurements could be significant. For further evaluation we recommend consulting with a qualified contractor. • Exposed or protruding drywall fasteners were noted on the 2nd level. • Ceiling cracks were noted on the 2nd level. In our opinion, there did not appear to be excessive deflection or settlement in these areas.
Page 15 Item: G	Doors (Interior and Exterior)	• Self closing hardware was missing or ineffective at the garage pedestrian door. • The 1st level bathroom and front bedroom doors were not square and contacting the frame and may require adjustment. • Garage door should be a solid core door. Hollow core doors are not rated to be installed at entrys or exits. • Garage door trim was damaged.

Page 16 Item: H	Windows	• Broken/Cracked blinds were noted at multiple windows. • Several window springs were stiff and noisy. Maintenance, including cleaning and lubrication may be needed. • Some windows had gaps in the caulk seal around the framing/drywall junction and require a caulking upgrade. • 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 all windows with an outside fall height greater than 72 inches that are within 24 inches from the inside floor. • Some windows were not square and were contacting the frame.
Page 18 Item: I	Stairways (Interior and Exterior)	• The entry stairway hand rails are not properly constructed. Common code requires them to be a Type 1 or Type 2 hand rail and no less than 1 and half inches between handrail and wall. • Handrails were not continuous to the walls. Open ended handrails may catch clothing or other items on a person resulting in trips or falls. • Common building code limits baluster spacing to 4 inches as a matter of child safety related to entrapment. Spacing was measured at 10 inches. • The lower openings are required to be 4 inches or smaller. Openings were measured at 6 inches. • Handrails are missing at 2nd level living room and garage. Handrails are required at any stairway where 4 or more risers are present. • The underside of the interior stairway should be properly finished 1 hour fire rated drywall.
Page 20 Item: L	Other	• Intersections between counters and tile/wall contained gaps. Caulking improvements should be made to prevent water from entering these areas. • Utility room/closet should be finished with at minimum 1 hour fire rated drywall.
Electrical Systems		

Page 23 Item: A	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. • There were missing knockouts in the dead front cover. Interior of panel was exposed. • Breaker in electric panel is labeled as 50 amps. Max breaker on the condenser should be 40 amps per the manufacturer's label. Breaker is possibly oversized. • There is wiring entering the panel without the proper protective bushings. Wiring that enters the panel should be protected where it enters the panel by a bushing to prevent the sharp edges of the panel box from damaging the wiring. • White wires were connected directly to breakers in the panel. Typically white wires should be designated as neutral only. These should be marked appropriately. • There were neutral/ground wires in the panel that were sharing spots on the bus bar. • Electric panel enclosure did not appear to be bonded/grounded. • Neutral and ground wires were bonded in the electrical sub panel. Common practice requires that these be separated in any sub panels. This should be further evaluated and by a qualified electrician.
Page 26 Item: B	Branch Circuits, Connected Devices, and Fixtures	• Not all outlets in the kitchen were ground fault protected. • Microwave was connected to kitchen GFCI outlets. Kitchen appliances should be on the own dedicated branch circuit. • Open incandescent lighting was located in some closets and may be a fire hazard. • Fixture was not functioning in the laundry room. Light bulbs were not tested. • No outlets were observed in the garage. (Outlets may have been hidden behind owner's belongings.) • Smoke alarms were not present and functioning on all levels and in all bedrooms and adjacent areas.
Heating, Ventilation and Air Conditioning Systems		
Page 29 Item: B	Cooling Equipment	• Secondary drain line was capped. This should be piped and routed to the emergency pan. • Main drain line was not completely insulated. These lines should be fully insulated in unconditioned spaces. • There was no emergency drain pan for the evaporator unit. • Main drain line appears to drain to the exterior of the home. This may cause excessive moisture in the area of discharge and may be conducive to insect activity. Consider routing condensate to a bathroom lavatory trap. • Breaker in electric panel is labeled as 50 amps. Max breaker on the condenser should be 40 amps per the manufacturer's label. Breaker is possibly oversized.
Plumbing Systems		

Page 32 Item: A	Water Supply System and Fixtures	• Shower diverter was not working properly in master bathroom. • Shower head was leaking in the master bathroom and 1st level bathroom • Insulation was missing from main water supply piping on the exterior of the building. • No backflow prevention devices were observed on exterior hose bibs.
Page 33 Item: B	Drains, Wastes, and Vents	• Sink stopper not working/missing in the 2nd level half bathroom and master bathroom. • Flex drain piping was observed at some traps and is easily clogged.
Page 35 Item: C	Water Heating Equipment	• Water heater was missing the drain pan and is a required item in areas that leakage may cause damages. • Temperature and pressure relief valve drain pipe should be gravity fed and sections were observed that did not meet this requirement. • Temperature pressure relief valve was taped using duct tape. This is not a proper repair and some be evaluated by a qualified plumber. • Electrical wiring was not properly secured/protected at point of entry.
Page 37 Item: E	Other	• Slow drip was observed at the left side from a tube penetrating the wall. Origin is unknown. Constant dripping of water at the exterior foundation can cause adverse movement in the foundation and/or soil erosion.
Appliances		
Page 38 Item: B	Dishwashers	• Excessive mineral build up on interior. Recommend cleaning.
Page 39 Item: D	Range Hood and Exhaust Systems	• Vent duct was constructed of material not rated for this application. Vent duct should be smooth surfaced single wall duct, to prevent build up of grease.
Page 39 Item: G	Garage Door Operators	• Garage door opener has a loose chain and may require adjustment.
Page 40 Item: H	Mechanical Exhaust Vents and Bathroom Heaters	• Bathrooms relied on the window for ventilation. This method of reducing moisture may not be sufficient.