

clientcare@1stRateInspections.com

Property Inspection Report



22211 Wether Burn Ln, Katy, TX 77449

Inspection prepared for: Mark Tom

Real Estate Agent: Mitchell Fusco - Realty Pros of Texas

Date of Inspection: 6/8/2018 Time: 8:30 AM

Age of Home: 1979 Size: 1792

Order ID: 9501

Inspector: Chris Terrace

License #21538

9630 Cannock Chase Dr., Houston, TX 77065

Phone: 832-567-5791

Email: clientcare@1strateinspections.com

1strateinspections.com

PROPERTY INSPECTION REPORT

Prepared For:	<u>Mark Tom</u> <small>(Name of Client)</small>	
Concerning:	<u>22211 Wether Burn Ln, Katy TX, 77449</u> <small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Chris Terrase, License #21538</u> <small>(Name and License Number of Inspector)</small>	<u>6/8/2018</u> <small>(Date)</small>

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

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have,

throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age or older have a limited life and could fail at any time. If there are concerns about appliances we recommend that you have them checked by a specialist for condition and possible life expectancy of the appliance.

Exterior Notes: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected. These should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed.

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that most roofs are walked by inspector. However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Interior Notes: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected.

Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity,

window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector may not move personal items. Note that cosmetic settlement cracks may not be noted in the report.

Electrical Notes: Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

Heating & Air Conditioning Notes: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Plumbing Notes: Bathrooms can consist of many features from hydro therapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40 gallon water heater may not supply enough hot water to larger tubs. Ice maker lines are not tested.

Optional Devices Notes: Sprinkler controls tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested.

Pool checked in manual mode only. Pools shell is a visual inspection only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- -Slab Foundation

Comments:

A.1. -Portions of the foundation rebar or metal is exposed at the sides of the slab. Recommend coating with a rust inhibitor and sealing to help prevent further deterioration. Mainly at - garage right

A.2. -There have been some signs of movement, although I do not feel that major foundation repairs are warranted at this time. You may wish to consult with a foundation company, structural engineer and/or drainage specialist for further evaluation as some movement has been noted.



-Portions of the foundation rebar or metal is exposed at the sides of the slab. Recommend coating with a rust inhibitor and sealing to help prevent further deterioration. Mainly at - garage right

B. Grading & Drainage

Comments:

B.1. -Although there is not the proper 6" drop within 10' of the slab around certain areas of the structure. Indications are that the water is flowing away from the structure and no immediate issues were noted, recommend monitoring and correcting slope as needed.

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

I NI NP D

C. Roof Covering Materials

Type(s) of Roof Covering:

- -Architectural composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

Viewed From:

- -The roof surface was inspected by walking on roof.

Comments:

C.1. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

C.2. -Damage was noted to the lead roof jack flashings. This is a common occurrence due to squirrels getting on roof, recommend a roofing specialist check all lead roof jacks for repair or replacement as needed depending on the extent of damage and check entire roof for other issues that may be of concern. (Squirrel resistant roof jacks are now available through many roof companies)

C.3. -All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.

C.4. -There are signs of rusted flashings on the rooftop. We recommend painting or replacing all rusted or deteriorated flashings as needed.



Overview of chimney



Overview of roof

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Overview of roof

-There are signs of rusted flashings on the rooftop. We recommend painting or replacing all rusted or deteriorated flashings as needed.



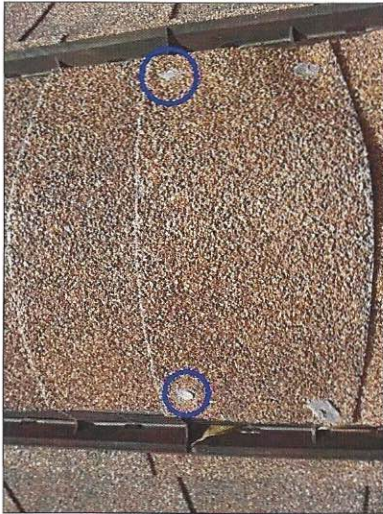
Overview of roof



Overview of roof

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

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



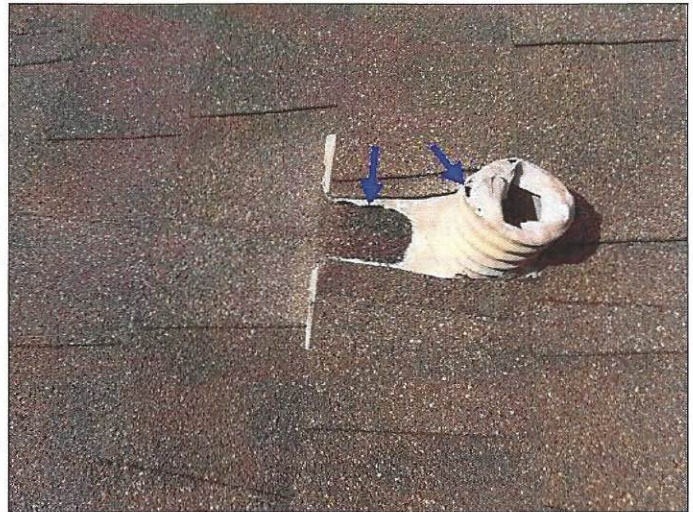
-All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.



Overview of roof



-Damage was noted to the lead roof jack flashings. This is a common occurrence due to squirrels getting on roof, recommend a roofing specialist check all lead roof jacks for repair or replacement as needed depending on the extent of damage and check entire roof for other issues that may be of concern. (Squirrel resistant roof jacks are now available through many roof companies)



-Damage was noted to the lead roof jack flashings. This is a common occurrence due to squirrels getting on roof, recommend a roofing specialist check all lead roof jacks for repair or replacement as needed depending on the extent of damage and check entire roof for other issues that may be of concern. (Squirrel resistant roof jacks are now available through many roof companies)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



-Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

X			X
---	--	--	---

D. Roof Structure and Attic

Viewed From:

- -The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas where beams are covered with insulation or low profiled areas where damage could be caused.
 - -Type of roof system conventional.
 - -Type of attic ventilation is ridge vents, eave vents .
- Approximate Average Depth of Insulation:
- -The ceiling insulation is blown fiberglass.
 - -Ceiling insulation is approximately 10-12 inches in depth.
 - -No vertical insulation in the attic.

Comments:

D.1. -Weather stripping should be installed around the edge of the door on the attic stairway to help prevent loss of conditioned air to attic.

D.2. -The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.

D.3. -There is not an adequate workspace and or pathway to the water heater and or furnace located in the attic as recommended.

D.4. -The purlin should be at least as large as the rafters they support and the purlin braces should be no more than 4' apart.

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

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



-The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.



-The purlin should be at least as large as the rafters they support and the purlin braces should be no more than 4' apart.

E. Walls (Interior and Exterior)

Wall Materials:

- Prevalent exterior siding is made of brick , concrete fiber board.

Comments:

E.1. -Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at - front porch

E.2. -Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - front right, garage

E.3. -Tape is twisting due to movement in the corners of the drywall, this is normally a sign of foundation movement or structural settlement, other movement noted may give signs of the cause. Mainly at - master bedroom

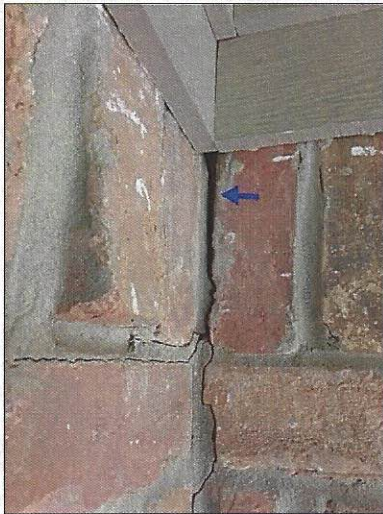
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



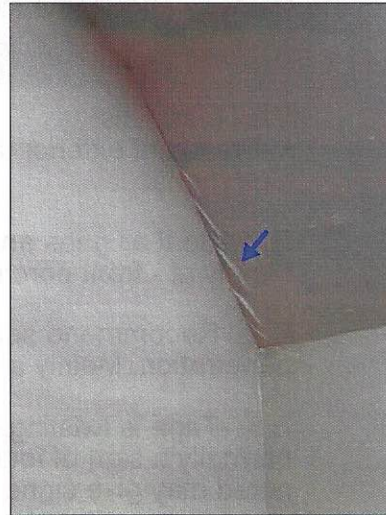
-Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at - front porch



-Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - front right



-Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - garage



-Tape is twisting due to movement in the corners of the drywall, this is normally a sign of foundation movement or structural settlement, other movement noted may give signs of the cause. Mainly at - master bedroom

X			X	F. Ceilings and Floors
---	--	--	---	------------------------

Comments:

F.1. -Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to prevent further deterioration. Mainly at - Driveway

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

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



-Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to prevent further deterioration. Mainly at - Driveway

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------------------

Comments:

G.1. -The weather strip is missing around the door, causing it to not seal properly. Mainly at - back door

G.2. -There is visible light noted around the door. Mainly at - front door

G.3. -The door is not latching properly. Mainly at - right rear bedroom



-There is visible light noted around the door. Mainly at - front door



-The weather strip is missing around the door, causing it to not seal properly. Mainly at - back door

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

I NI NP D

H. Windows

Window Types:

- -Windows in the home are double pane.

Comments:

H.1. -Sealant is needed around some of the windows between the window framing and exterior brickwork to help prevent water penetration, recommend checking all windows for proper sealant. Mainly at - rear

H.2. -Cracked windowpane(s) were noted. Mainly at - front

H.3. -One or both of the latches are not locking on the window. Mainly at - breakfast nook

H.4. Indications are that the window seals are defective and may lead to a broken thermal seal in the future. Mainly at- breakfast nook



-Sealant is needed around some of the windows between the window framing and exterior brickwork to help prevent water penetration, recommend checking all windows for proper sealant. Mainly at - rear



Indications are that the window seals are defective and may lead to a broken thermal seal in the future. Mainly at- breakfast nook

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

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



-Cracked windowpane(s) were noted. Mainly at - front

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

I. Stairways (Interior and Exterior)

Comments:

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

J. Fireplace and Chimney

Locations:

- - Fireplace is located in the living room.

Types:

- -Fireplace is mason built.

Comments:

J.1. -The flue is dirty, recommend cleaning.

J.2. -The hinge to the damper is damaged or broken on the flue of the chimney.

J.3. -Recommend contacting a chimney sweep for evaluation and repair as needed.

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

K. Porches, Balconies, Decks, and Carports

Comments:

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

L. Other

Comments:

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

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

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------------

Panel Locations:

- -Main electrical panel is on the rear exterior.
- -Unable to inspect underground services.

Materials, Amp Rating & Brand:

- -Main Panel aluminum wiring 200 Amp Square D

Comments:

A.1. Unable to verify ground rod clamp due to being buried.

A.2. -There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

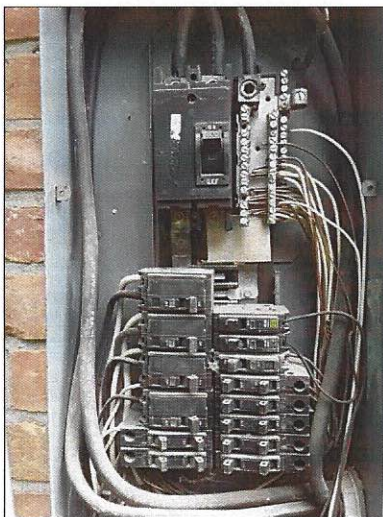
A.3. -There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.

A.4. -The breakers in the main electrical panel are partially labeled.

A.5. The electric panel front cover is not attached properly.

A.6. -Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

A.7. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.



Overview of main electrical panel



-There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

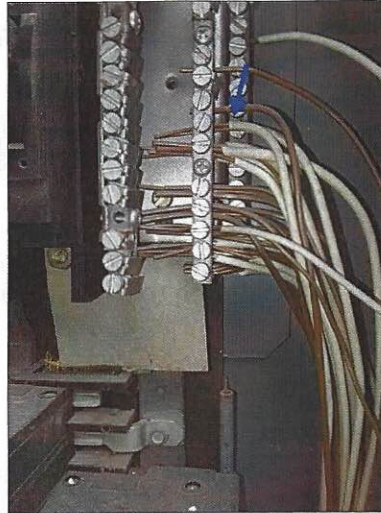
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



-There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- -Branch circuits are copper wiring.
- -GFCI's locations - kitchen, master bathroom, hallway bathroom
- -Smoke detectors are tested with test button only.

Comments:

B.1. -Recommend a licensed electrician be consulted for further evaluation and/or repairs.

B.2. -Combination GFCI/Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas as is required at this time. It is now recommended that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office and we will get you in touch with your inspector.

B.3. -The electrical receptacle or box is loose, recommend securing. Mainly at - exterior back porch

B.4. -Not all the recommended receptacles are GFCI (Ground Fault Circuit Interrupter) protected for the kitchen.

B.5. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the exterior.

B.6. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the garage.

B.7. -The smoke detectors were not interconnected. This may not have been required at time of construction.

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

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- -Electric Heat Strip(s)
- -There is one **A/C** & heating unit for this property.
- -AC/Heating unit #1 is located in the main attic and covers the entire home.
- -Heating unit #1 electric heat air temperature is 115

Energy Sources:

- -Heating unit(s) is electric.

Comments:

B. Cooling Equipment

Type of Systems:

- -Central Forced Air
- -A/C unit #1 High/Low differential should fall between 16 and 21 degrees at the unit for proper cooling. The differential for this unit is 21 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.
- -A/C compressor(s) is electric.

Comments:

B.1. -There is no electrical receptacle at the A/C condensing unit as recommended.

B.2. -The evaporator is missing the secondary drain line to the exterior or to the pan in case main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

B.3. -There is water noted in the A/C pan. This is an indication that the main condensation line is clogged, recommend contacting an A/C specialist to remove clog and restore drain to normal operating procedure. It is also recommended to have the unit checked for proper operation and for cleanliness.

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

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



-The evaporator is missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

-There is water noted in the A/C pan. This is an indication that the main condensation line is clogged, recommend contacting an A/C specialist to remove clog and restore drain to normal operating procedure. It is also recommended to have the unit checked for proper operation and for cleanliness.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct system, Chases, and Vents
-------------------------------------	--------------------------	--------------------------	--------------------------	-----------------------------------

Comments:

C.1. -Filter type is disposable.

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

I NI NP D

IV. PLUMBING SYSTEM

 A. Water Supply System and Fixtures

Location of Water Meter:

- -The water meter is located at the right curb.
- -The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.
- -There was no gas service for the location.

Location of Main Water Supply Valve:

- -Water supply lines are made of galvanized. Galvanized piping may need future repair or replacement.
- -The main water shutoff is located on the right exterior wall of home.
- -Static Water Pressure Reading:60

Comments:

A.1. -Appliances are connected therefore the laundry supply valves and drain may not have been tested, unable to verify drain. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to access.

A.2. -Recommend a licensed plumber be consulted for further evaluation and/or repairs.

A.3. -The house is plumbed with the majority of the original galvanized pipe. Galvanized pipes may need future repair or replacement.

A.4. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.5. -All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.

A.6. -Cracked or missing tiles were noted in the tub shower surround or shower stall, recommend repairs to help prevent water penetration to underlying materials. Unable to determine the condition of underlying materials. Mainly at -master bathroom

A.7. Low water pressure is noted at the hot water side of the kitchen sink.

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

I NI NP D



-All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.



-Cracked or missing tiles were noted in the tub shower surround or shower stall, recommend repairs to help prevent water penetration to underlying materials. Unable to determine the condition of underlying materials. Mainly at - master bathroom

B. Drains, Wastes, and Vents

Comments:

B.1. -Drain and waste pipes are made of plastic.

B.2. -Overflows are not tested.

C. Water Heating Equipment

Energy Source:

• -Unit #1 water heater is electric.

Capacity:

• -The water heater #1 is 40 gallon capacity.

• -Water heater(s) is/are located in the laundry room for the entire home.

Comments:

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

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



Overview of water heater(s)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
--------------------------	--------------------------	-------------------------------------	--------------------------	------------------------------------

Comments:

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

Comments:

E.1. -There is a water softener installed on the property. Water softeners are not part of a normal home inspection, therefore we recommend a full evaluation of the water softener system by a licensed plumber.



-There is a water softener installed on the property. Water softeners are not part of a normal home inspection, therefore we recommend a full evaluation of the water softener system by a licensed plumber.

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

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

A.1. -Dishwasher is operating as intended.

B. Food Waste Disposers

Comments:

B.1. -Disposal was hard wired, has no disconnect. Disposal should have a cord and plug connection.

C. Range Hood and Exhaust Systems

Comments:

C.1. -The range vent is vented to the exterior.

C.2. -Range/cooktop vents should be made of smooth pipe not corrugated pipe so that grease does not accumulate in crevasses. This is a potential fire hazard and should be corrected.

C.3. -Vent hood makes irregular noise.



-Range/cooktop vents should be made of smooth pipe not corrugated pipe so that grease does not accumulate in crevasses. This is a potential fire hazard and should be corrected.

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

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

D. Ranges, Cooktops, and Ovens

Comments:

- D.1. -Top oven is electric.
- D.2. -Bottom oven is electric.
- D.3. -Cook top is electric
- D.4. -Top oven Thermostat to Temperature Reading: 350F / 340-345 F
- D.5. -Bottom oven Thermostat to Temperature Reading: 350F / 355-360 F
- D.6. -The oven is operating as intended.
- D.7. -The cooktop is operating as intended.

E. Microwave Ovens

Comments:

- E.1. -A countertop microwave was being used in the home. Countertop microwaves are not inspected as they normally do not go with the home.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- F.1. -Although a bath exhaust fan is not required with an operable window it is recommended that one be added to help remove moisture from this area since most people do not open windows to remove moisture in this day and time. Mainly at - bathrooms

G. Garage Door Operators

Comments:

- G.1. -Garage door is operating as intended.

H. Dryer Exhaust Systems

Comments:

- H.1. -Indications are that the dryer vent is operating as intended.

I. Other

Comments:

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

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

VI. OPTIONAL SYSTEMS

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

Comments:

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

Type of Construction:
Comments:

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

Materials:
• Wood
Comments:



Overview of shed

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

Type of Pump:
Type of Storage Equipment:
Comments:

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

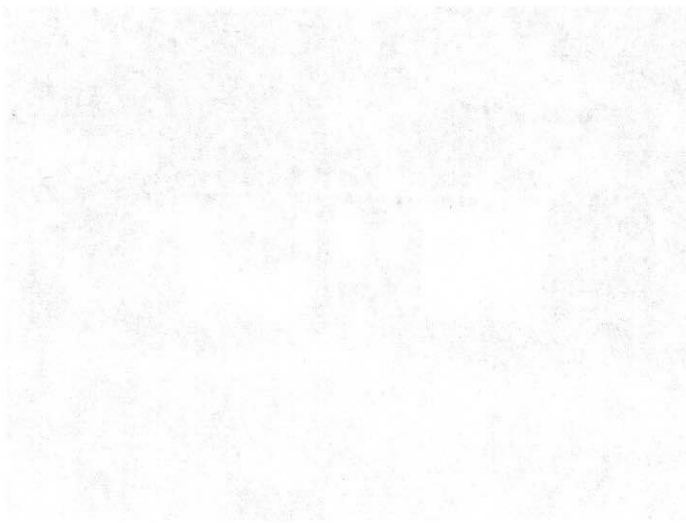
Type of System:
Location of Drain Field:
Comments:

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

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

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

Comments:



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
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.

Report Summary

Summary Notes: The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed or trained professional. I recommend obtaining a copy of all receipts for work completed, warranties and permits for work done.

Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age or older have a limited life and could fail at any time. If there are concerns about appliances we recommend that you have them checked by a specialist for condition and possible life expectancy of the appliance.

STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	<p>A.1. -Portions of the foundation rebar or metal is exposed at the sides of the slab. Recommend coating with a rust inhibitor and sealing to help prevent further deterioration. Mainly at - garage right</p> <p>A.2. -There have been some signs of movement, although I do not feel that major foundation repairs are warranted at this time. You may wish to consult with a foundation company, structural engineer and/or drainage specialist for further evaluation as some movement has been noted.</p>
Page 6 Item: C	Roof Covering Materials	<p>C.1. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.</p> <p>C.2. -Damage was noted to the lead roof jack flashings. This is a common occurrence due to squirrels getting on roof, recommend a roofing specialist check all lead roof jacks for repair or replacement as needed depending on the extent of damage and check entire roof for other issues that may be of concern. (Squirrel resistant roof jacks are now available through many roof companies)</p> <p>C.3. -All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.</p> <p>C.4. -There are signs of rusted flashings on the rooftop. We recommend painting or replacing all rusted or deteriorated flashings as needed.</p>

Page 9 Item: D	Roof Structure and Attic	<p>D.1. -Weather stripping should be installed around the edge of the door on the attic stairway to help prevent loss of conditioned air to attic.</p> <p>D.2. -The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.</p> <p>D.3. -There is not an adequate workspace and or pathway to the water heater and or furnace located in the attic as recommended.</p> <p>D.4. -The purlin should be at least as large as the rafters they support and the purlin braces should be no more than 4' apart.</p>
Page 10 Item: E	Walls (Interior and Exterior)	<p>E.1. -Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at - front porch</p> <p>E.2. -Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - front right, garage</p> <p>E.3. -Tape is twisting due to movement in the corners of the drywall, this is normally a sign of foundation movement or structural settlement, other movement noted may give signs of the cause. Mainly at - master bedroom</p>
Page 11 Item: F	Ceilings and Floors	<p>F.1. -Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to prevent further deterioration. Mainly at - Driveway</p>
Page 12 Item: G	Doors (Interior and Exterior)	<p>G.1. -The weather strip is missing around the door, causing it to not seal properly. Mainly at - back door</p> <p>G.2. -There is visible light noted around the door. Mainly at - front door</p> <p>G.3. -The door is not latching properly. Mainly at - right rear bedroom</p>
Page 13 Item: H	Windows	<p>H.1. -Sealant is needed around some of the windows between the window framing and exterior brickwork to help prevent water penetration, recommend checking all windows for proper sealant. Mainly at - rear</p> <p>H.2. -Cracked windowpane(s) were noted. Mainly at - front</p> <p>H.3. -One or both of the latches are not locking on the window. Mainly at - breakfast nook</p> <p>H.4. Indications are that the window seals are defective and may lead to a broken thermal seal in the future. Mainly at - breakfast nook</p>

Page 14 Item: J	Fireplace and Chimney	<p>J.1. -The flue is dirty, recommend cleaning.</p> <p>J.2. -The hinge to the damper is damaged or broken on the flue of the chimney.</p> <p>J.3. -Recommend contacting a chimney sweep for evaluation and repair as needed.</p>
-----------------	-----------------------	--

ELECTRICAL SYSTEMS

Page 15 Item: A	Service Entrance and Panels	<p>A.2. -There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.</p> <p>A.3. -There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.</p> <p>A.4. -The breakers in the main electrical panel are partially labeled.</p> <p>A.5. The electric panel front cover is not attached properly.</p> <p>A.6. -Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.</p> <p>A.7. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.</p>
-----------------	-----------------------------	---

Page 17 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.1. -Recommend a licensed electrician be consulted for further evaluation and/or repairs.</p> <p>B.2. -Combination GFCI/Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas as is required at this time. It is now recommended that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office and we will get you in touch with your inspector.</p> <p>B.3. -The electrical receptacle or box is loose, recommend securing. Mainly at -exterior back porch</p> <p>B.4. -Not all the recommended receptacles are GFCI (Ground Fault Circuit Interrupter) protected for the kitchen.</p> <p>B.5. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the exterior.</p> <p>B.6. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the garage.</p> <p>B.7. -The smoke detectors were not interconnected. This may not have been required at time of construction.</p>
-----------------	--	---

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS