

AET HOME INSPECTIONS LLC



Home Inspection
4625 Cherry St
Santa Fe, TX. 77510

AET Home Inspections LLC

5123 Girndt
Wharton, TX 77488

Phone 281-785-5091
jamesezell73@gmail.com

TREC 21864

INVOICE

SOLD TO:
Rachel Pate
TX

INVOICE NUMBER 20200417-01
INVOICE DATE 04/17/2020

LOCATION 4625 Cherry St

REALTOR

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$300.00	\$300.00
4/17/2020 Paid In Full Check #132	(\$300.00)	(\$300.00)
	SUBTOTAL	\$300.00
	TAX	\$0.00
	TOTAL	\$300.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: Rachel Pate
(Name of Client)

Concerning: 4625 Cherry St, Santa Fe, TX 77510
(Address or Other Identification of Inspected Property)

By: James Ezell, Lic #21864 04/17/2020
(Name and License Number of Inspector) (Date)

(Name, 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. 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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I certify that i have no interest in this property and that the retention of the inspector to perform this inspection nor the compensation there of is contingent on the cost or extent of any reported condition, association or relationships with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State. At each time of sale the property is recommended to be inspected as additional disclosures and repairs may become evident to any new standards developed. It is recommended that all properties be re-inspected every (2) years to keep up with any new standards developed or added safety concerns.

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
 Building Status: Vacant Owner Occupied Tenant Occupied Other
 Weather Conditions: Fair Cloudy Rain Temp: 70-76 Degrees _____
 Utilities On: Yes No Water No Electricity No Gas
 Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 - Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 - Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 - Behind/Under Furniture and/or Stored Items Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew and Asbestos investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

Active insect investigations are NOT performed by this inspector. A professional exterminator is recommended to be obtained should that be necessary.

A/C units are tested using a difference in discharge and return air. Actual readings using gauges etc. are not used. This inspection provides an average of coolant temperatures and is only a test to determine if the cooling is adequate for average uses. A/C units are not tested when temperatures are below 60 degrees and may not be an accurate test when temperatures are mild. For best results A/C units should be evaluated during high temperatures. Should the temperatures be in the mild ranges, tests should be performed again when weather is hot for best results.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab On Grade

Comments:

Signs of Structural Movement or Settling

- At this time I did not observe any evidence that would indicate the presence of significant deflection in the home's foundation.

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- The foundation appears to be performing the function intended
- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

- The grading appears to be adequate at this time. The ground/soil was dry during the time of the inspection.

C. Roof Covering Materials

Type(s) of Roof Covering: Metal Roof Panels

Viewed From: Edge of Roof and Ground Level

Comments:

- Due to the height of the roof, not all areas were accessible for inspection. The

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accessible/visible areas of the roof surface appear to be in overall good condition at this time.



D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 6 inches

Approximate Average Thickness of Vertical Insulation: 4 inches

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Comments:

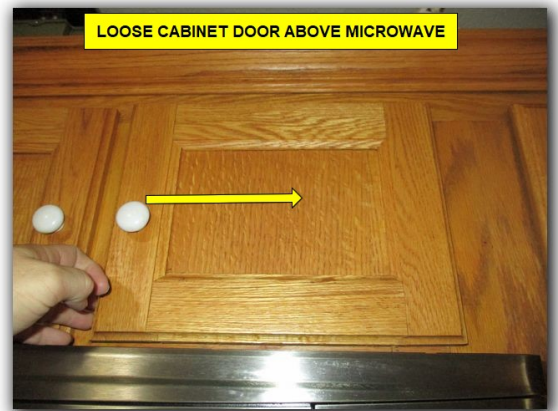
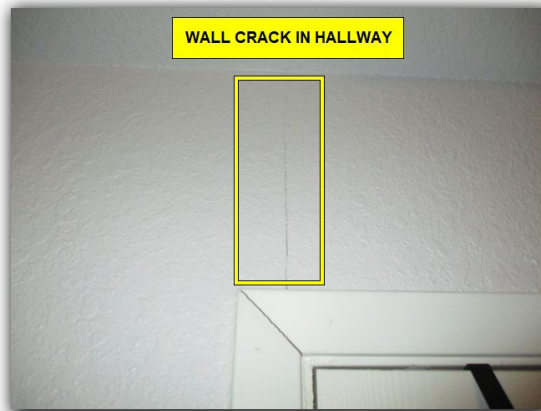
- The attic structures appeared to be in overall good condition at this time.

E. Walls (Interior and Exterior)

Comments:

Interior Walls:

- There are defects on the interior drywall, paint, trim and cabinetry in areas throughout the home. The damage appears to be minor and consistent with the age and occupancy of the home.



Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

- There are damaged siding panels located at the left-side of the home. There is a ripped hole in one of the panels and dents on two of the panels.
- It is recommended that any penetrations in the metal siding be properly sealed to prevent possible leaks.

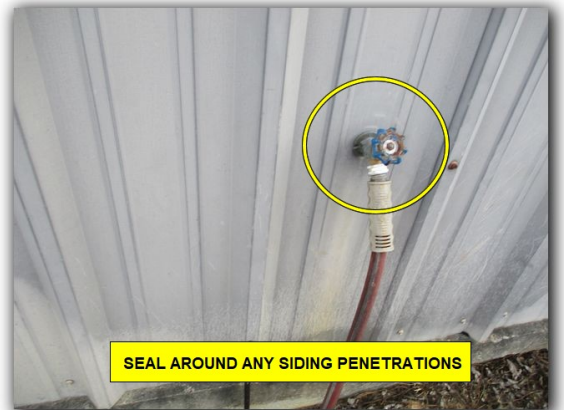
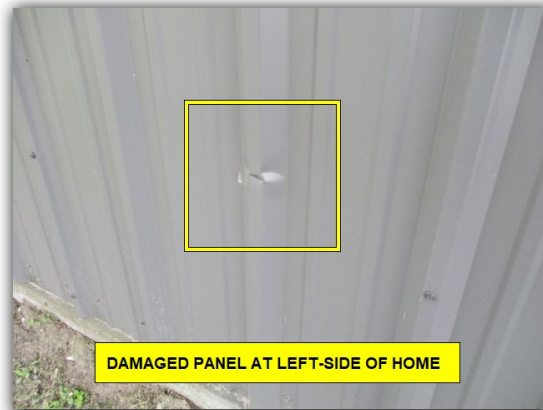
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F. Ceilings and Floors

Comments:

- There is a minor crack on the hallway ceiling drywall. Recommend the crack be repaired as necessary.
- There are two cracked floor tiles in the kitchen (near stove/sink area).
- There are damaged areas on the carpeting in areas.

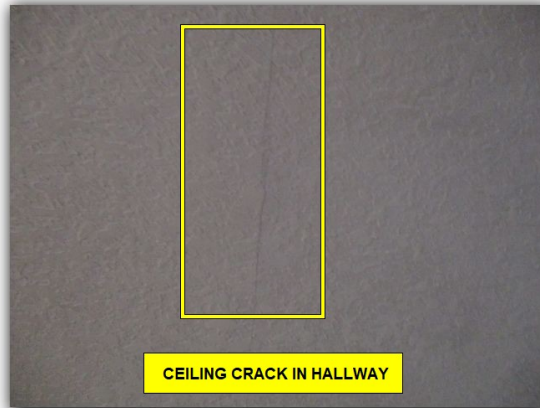
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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- The door to the master bathroom does not latch properly. Recommend the door be adjusted for proper closure.



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Exterior Doors

- The side exterior door does not seal properly. Recommend weather stripping be installed for a proper seal.



Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged

- The garage doors appear to be in good working condition at this time.

H. Windows

Comments:

- The window sill height in the master bedroom exceeds 44 inches. This may pose an exit hazard during an emergency.



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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

- There is surface rust on some of the roof framing members for the right-side patio cover. Recommend the rust be removed and the areas be re-painted as necessary.



L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Overhead Service Underground Service

Main Disconnect Panel (200 Amp)

A/C condensing unit #1:

Specifies max amp breaker of 40 and a 40 amp breaker is in use

- Not all of the breakers are labeled in the main breaker panel (located on exterior pole) or in the interior breaker panel (located in garage area).
- There is a double-lugged breaker located in the garage breaker panel. This is when

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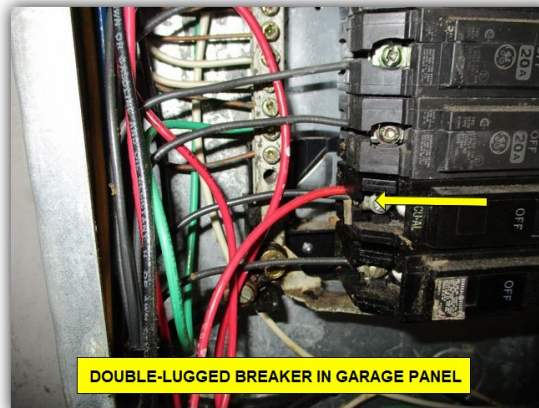
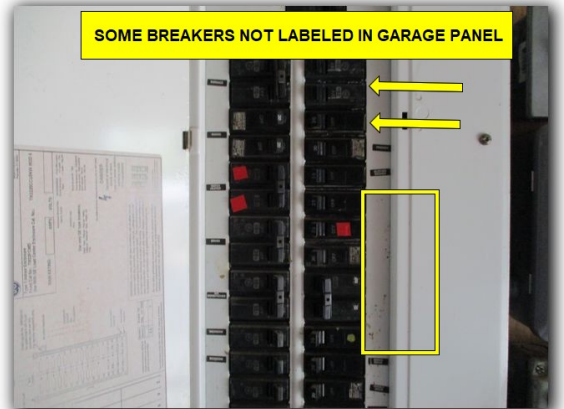
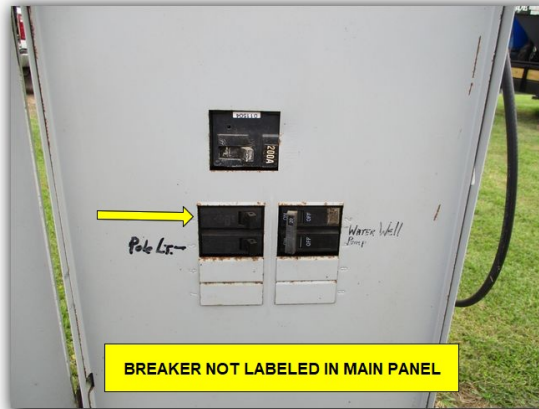
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more than one circuit wire is connected to a single breaker terminal.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

Comments:

Outlet and Switches

Concealed connections of copper and aluminum wires / electrical components were not inspected

- The GFCI outlet located on the left-side of the kitchen counter top does not function properly. The outlet will not trip when tested. Recommend the outlet be replaced. This outlet is marked with a **PINK STICKER** for identification.
- The exterior and the laundry area outlets are not GFCI protected. These outlets are marked with **GREEN STICKERS** for identification.

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial

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Living: Yes No Partial
 Crawlspace: Yes No Partial
 A/C Unit: Yes No Partial
 Bedroom: Yes No Partial

Dining: Yes No Partial
 Laundry: Yes No Partial
 Pool/Spa: Yes No Partial



Fixtures

- Function properly at this time.

Smoke and Fire Alarms

- Working smoke alarms should be installed in all bedrooms and connecting hallways.
- A carbon monoxide detector should be installed in the home.

Other Electrical System Components

- Cover plates are missing from some of the electrical junction boxes located in the attic space. Recommend covers be installed.
- The exposed wiring for the drainage sump pump (located at the left-side of the home) should be installed in protective conduit.
- The exposed electrical connections for the water well pump should be installed

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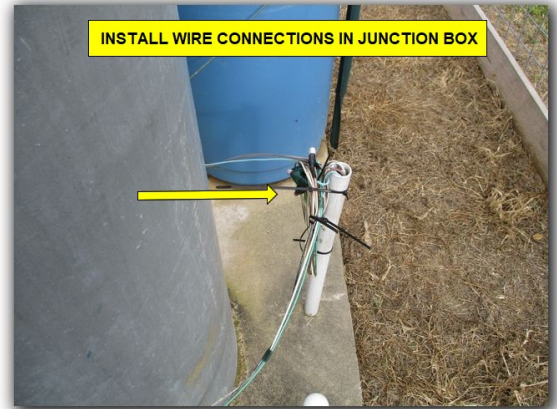
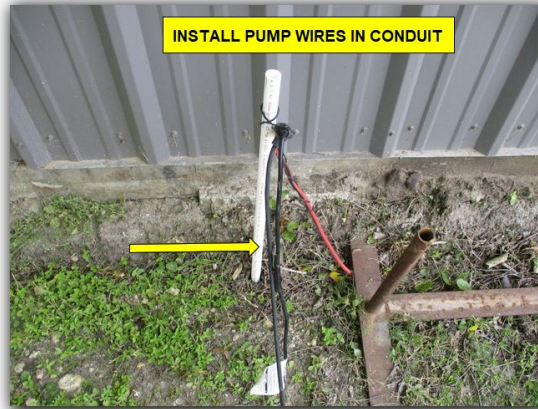
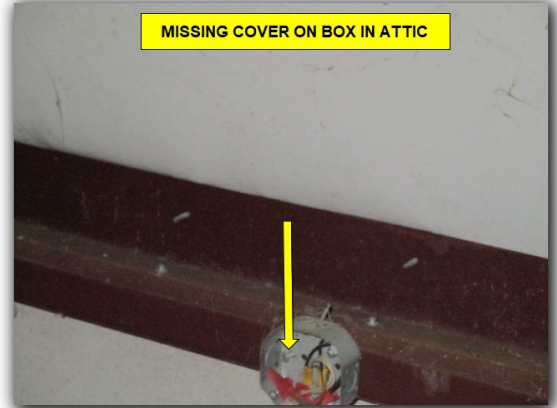
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within a weather proof box.

- All electrical repairs should be performed by a licensed electrician.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of System: Central

Energy Source: Electric

Comments:

Model: ARUF43C14AD

Serial: 1909004255

Age: 2019

- The heating unit appears to be in good working condition at this time.

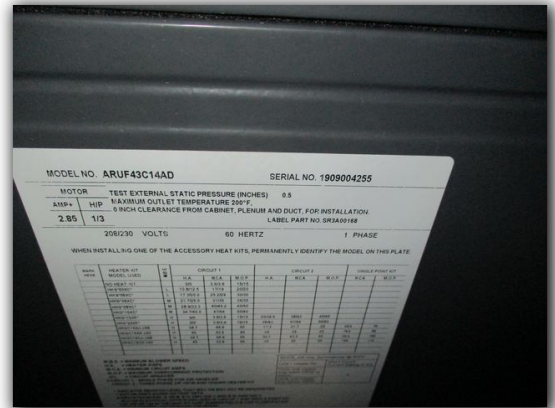
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B. Cooling Equipment

Type of System: Central - Air Conditioner
 Comments:

Condenser Unit:
 Model: GSX16S421AA
 Serial: 1906007288
 Age: 2019

Unit #1:
 Supply Air Temp: 72 °F Return Air Temp: 54 °F Temp. Differential: 18 °F

- The A/C unit appears to be in good working condition at this time. It is recommended that the HVAC system be cleaned and serviced annually by a licensed HVAC Service Technician.



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C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal

- The ducting appears to be in overall good condition at this time.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

Location of main water supply valve: At water well

Static water pressure reading: 30-50 PSI

Comments: Only the visible/accessible plumbing pipes were inspected. Pipes concealed within walls, throughout the attic and underground were not inspected.

Water Source: Public Private **Sewer Type:** Public Private

Sinks

Comments:

- The stopper is missing for the master bathroom sink.



Bathtubs and Showers

Comments:

- The stopper mechanism for the bathtub does not function.

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Commodes
Comments:

- The commode base in the master bathroom is loose. Recommend the base be properly tightened.



Washing Machine Connections
Comments:

- There is no hot water supply for the washing machine.

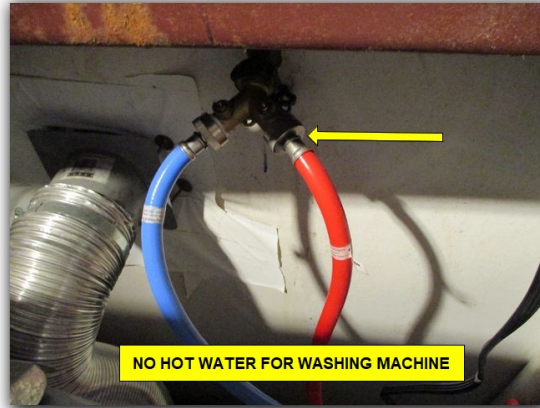
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Exterior Plumbing

Comments: _____

Exterior hose bibs do not have back-flow prevention

- Recommend installing back-flow preventers on all exterior faucets.

B. Drains, Wastes, and Vents

Comments: Only the visible/accessible drain pipes were inspected. Drain pipes concealed within walls, throughout the attic and under ground were not inspected.

- The visible/accessible drains appear to function properly at this time.

C. Water Heating Equipment

Energy Source: Electric

Capacity: 30 Gallons

Comments:

- There is no drain line plumbed to the exterior on the water heater drain pan or TPR valve.

Water heater Temperature and Pressure Relief Valve

T/P valve inspected / verified, but NOT TESTED

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D. Hydro-Massage Therapy Equipment

Comments:

-

E. Other

Comments:

V. APPLIANCES

-

A. Dishwashers

Comments:

-

B. Food Waste Disposers

Comments:

-

C. Range Hood and Exhaust Systems

Comments:

- The range vent hood does not vent to the exterior of the home (propane range/oven is in use). Recommend following the manufacture's instructions for venting the range/oven.

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D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

- The range/oven functions properly at this time.

Oven(s):

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 348 °F (max 25°F)

E. Microwave Ovens

Comments:

- The top trim piece on the microwave is loose.



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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Function properly at this time.

G. Garage Door Operators

Comments:

- Function properly at this time.

H. Dryer Exhaust Systems

Comments:

- All components of the dryer vent system could not be visually inspected. Recommend the vent system be thoroughly cleaned prior to use.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Private Water Wells (A coliform analysis is recommended)

Type of Pump: Shallow Well-Jet

Type of Storage Equipment: Storage Tank Located On Exterior

Proximity To Known Septic System: Over 100 feet

Comments:

- The water well appeared to function properly at this time. The well pump cycled according to the installed 30-50 pressure switch. No leaks were observed on the exposed plumbing located at the well location.
- It is recommended that an enclosure be installed over the well equipment to protect it from the elements.
- A chlorination and softener system is installed on the home's water system. These systems were not inspected. It is recommended that any information on the function and care of the systems be obtained and reviewed.

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B. Private Sewage Disposal (Septic) Systems

Type of System: Low Dosage

Location of Drain Field: At rear of property

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: Over 100 feet _____

Comments:

- A Low Dosage Pressure septic system is installed for the home. The system consists of two septic tanks, wastewater pump, high water alarm and drain field. The tanks are located at the rear of the home and the drain field is located at the far right-side of the property. The system appeared to be in overall good working condition at this time.
- This inspection does not warrant or guarantee the proper function of the septic system for any period of time in the future. Conditions such as (previous failures, weather, soil conditions, number of occupants, etc.) can contribute to the function of the system.

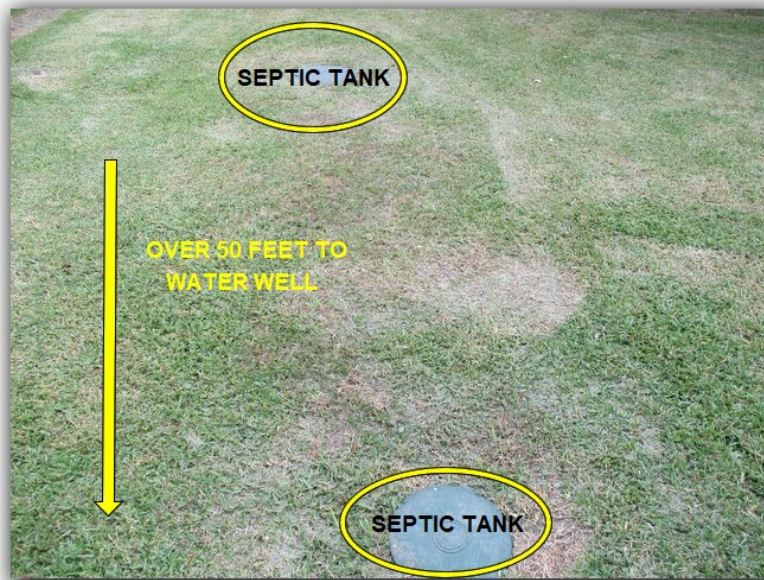
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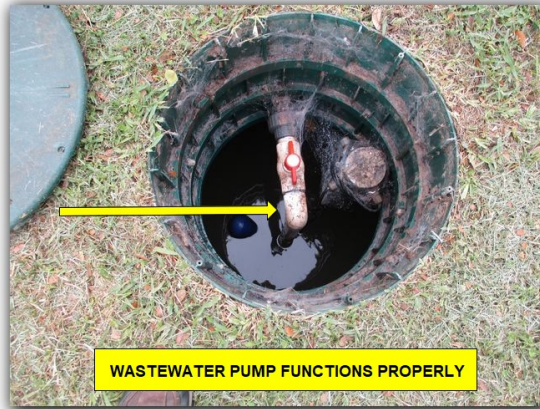
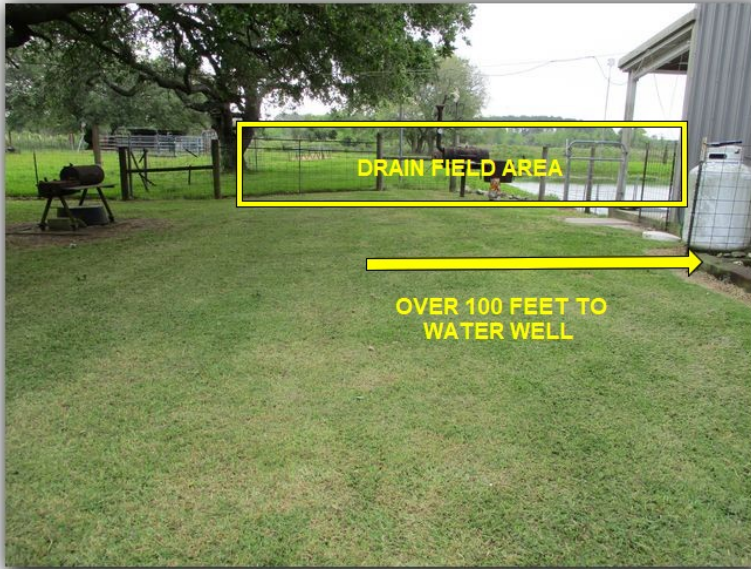
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This home is located at 4625 Cherry St in Santa Fe, TX. and consists of a single story barn/home resting on a concrete foundation. The home has 2 bedrooms and 2 baths. The home was constructed in 2005 and is approximately 1140 square feet. My observations, recommendations and/or concerns are as follows: (Refer to the photos throughout the report).

Walls (Interior):

- There are defects on the interior drywall, paint, trim and cabinetry in areas throughout the home. The damage appears to be minor and consistent with the age and occupancy of the home.

Walls (Exterior):

- There are damaged siding panels located at the left-side of the home. There is a ripped hole in one of the panels and dents on two of the panels.
- It is recommended that any penetrations in the metal siding be properly sealed to prevent possible leaks.

Ceilings and Floors:

- There is a minor crack on the hallway ceiling drywall. Recommend the crack be repaired as necessary.
- There are two cracked floor tiles in the kitchen (near stove/sink area).
- There are damaged areas on the carpeting in areas.

Doors and Windows:

- The door to the master bathroom does not latch properly. Recommend the door be adjusted for proper closure.
- The side exterior door does not seal properly. Recommend weather stripping be installed for a proper seal.
- The window sill height in the master bedroom exceeds 44 inches. This may pose an exit hazard during an emergency.

Porches and Patios:

- There is surface rust on some of the roof framing members for the right-side patio cover. Recommend the rust be removed and the areas be re-painted as necessary.

Electrical:

- Not all of the breakers are labeled in the main breaker panel (located on exterior pole) or in the interior breaker panel (located in garage area).
- There is a double-lugged breaker located in the garage breaker panel. This is when more than one circuit wire is connected to a single breaker terminal.
- The GFCI outlet located on the left-side of the kitchen counter top does not function properly. The outlet will not trip when tested. Recommend the outlet be replaced. This outlet is marked with a **PINK STICKER** for identification.
- The exterior and the laundry area outlets are not GFCI protected. These outlets are marked with **GREEN STICKERS** for identification.
- Working smoke alarms should be installed in all bedrooms and connecting hallways.
- A carbon monoxide detector should be installed in the home.
- Cover plates are missing from some of the electrical junction boxes located in the attic space. Recommend covers be installed.
- The exposed wiring for the drainage sump pump (located at the left-side of the home) should be installed in protective conduit.
- The exposed electrical connections for the water well pump should be installed within a weather proof box.
- **All electrical repairs should be performed by a licensed electrician.**

Plumbing:

- The stopper is missing for the master bathroom sink.
- The stopper mechanism for the bathtub does not function.
- The commode base in the master bathroom is loose. Recommend the base be properly tightened.
- There is no hot water supply for the washing machine.
- Recommend installing back-flow preventers on all exterior faucets.
- There is no drain line plumbed to the exterior on the water heater drain pan or TPR valve.

Appliances:

- The range vent hood does not vent to the exterior of the home (propane range/oven is in use). Recommend following the manufacture's instructions for venting the range/oven.
- The top trim piece on the microwave is loose.

Water Well:

- It is recommended that an enclosure be installed over the well equipment to protect it from the elements.
- A chlorination and softener system is installed on the home's water system. These systems were not inspected. It is recommended that any information on the function and care of the systems be obtained and reviewed.