

A.B Bowles Home Inspections

Property Inspection Report



3835 Palmer Meadows Court, Katy, Texas 77494
Inspection prepared for: Mitchell Wolski
Date of Inspection: 12/22/2018 Time: 10:00am
Age of Home: 2018 Size: 2268
Weather: Clear and sunny.
The outside temperature is 70°F.

Inspector: Ashley Bowles
License #20454
2923 McDonough Way, Katy, TX 77494

Email: abowles@abowles-homeinspections.com

PROPERTY INSPECTION REPORT

Prepared For: Mitchell Wolski
 (Name of Client)

Concerning: 3835 Palmer Meadows Court, Katy Texas, 77494
 (Address or Other Identification of Inspected Property)

By: Ashley Bowles, License #20454 12/22/2018
 (Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
 (<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as 'Deficient' when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been 'grandfathered' because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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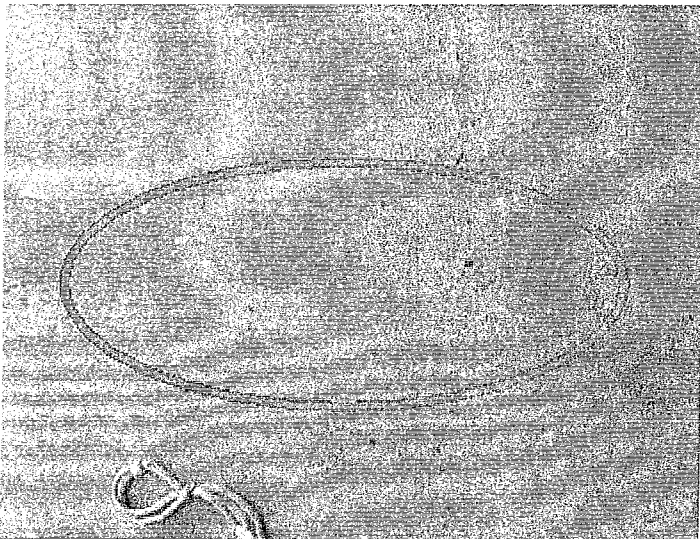
I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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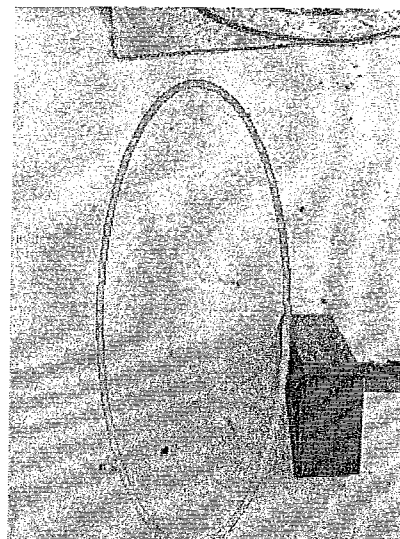
Type of Foundation(s): Slab Foundation

Comments:

- In my opinion at the time of the inspection the foundation appears to be performing as intended, providing adequate support for the structure based on a limited, visible observation. At the time of this inspection, there did not appear to be any evidence that would indicate the presence of significant movement in the foundation. This opinion is not to be applicable to future changing conditions. No accurate prediction can be made of future foundation movement.
- There are multiple cracks along the foundation floor of the garage. These appear to be shrinkage cracks.
- There is some honeycombing on the left-hand side of the house.
- There is some honeycombing on the right-hand side of the house.



There are multiple cracks along the foundation floor of the garage. These appear to be shrinkage cracks.



There are multiple cracks along the foundation floor of the garage. These appear to be shrinkage cracks.

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There is some honeycombing on the left-hand side of the house.

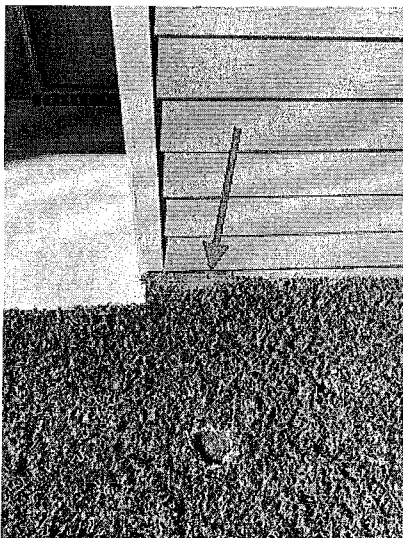


There is some honeycombing on the right-hand side of the house.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading and Drainage
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Comments:

- The grading at the front of the house is too high there should be 6 inches of clearance from the top of the ground to the bottom of the siding.
- The grading at the back of the house is too high there should be 6 inches of clearance from the top of the ground to the bottom of the siding.
- There appears to be excessive moisture on the right hand side of the house.



The grading at the back of the house is too high there should be 6 inches of clearance from the top of the ground to the bottom of the siding.



The grading at the front of the house is too high there should be 6 inches of clearance from the top of the ground to the bottom of the siding.

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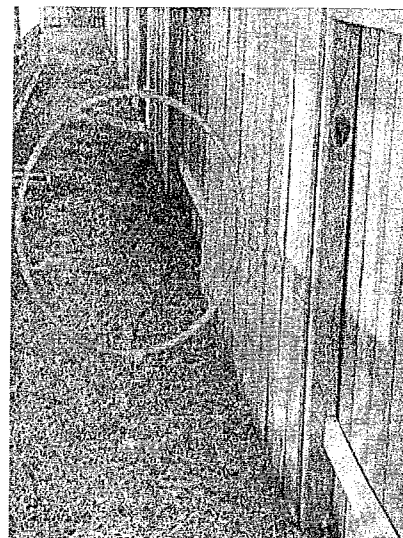
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The grading at the front of the house is too high there should be 6 inches of clearance from the top of the ground to the bottom of the siding.



There appears to be excessive moisture on the right hand side of the house.

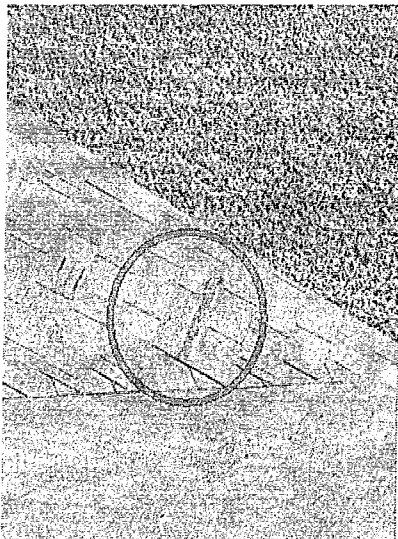
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering: Asphalt shingles noted.

Viewed From: Roof • Ladder • Ground

Comments:

- Damaged missing shingle at the back of the house.
- The roof jack right hand side of the house is not installed properly around the vent pipe.



Damaged missing shingle at the back of the house.



The roof jack right hand side of the house is not installed properly around the vent pipe.

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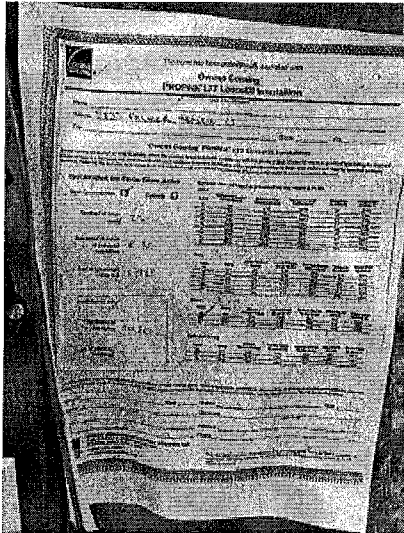
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attics
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Viewed From: Viewed from the attic space.

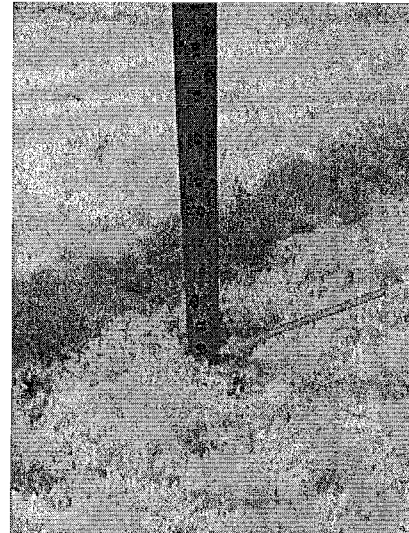
Approximate Average Depth of Insulation: Insulation is approximately 10.5 inches deep.

Comments:

- There are multiple locations where the insulation is not the minimum 10.5 inches in depth according to the information sheet posed in the attic space.
- There is not a proper set of steps or ladder to access the equipment in the attic space.
- There is no stamp or indication that the attic access hatch is the proper fire retardant material.



Insulation should be 10.5 inches deep.



There are multiple locations where the insulation is not the minimum 10.5 inches in depth according to the information sheet posed in the attic space.

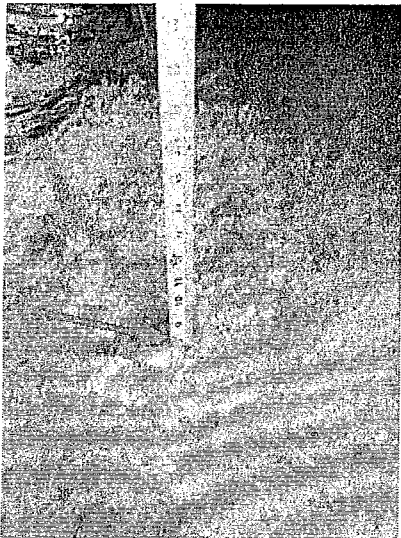
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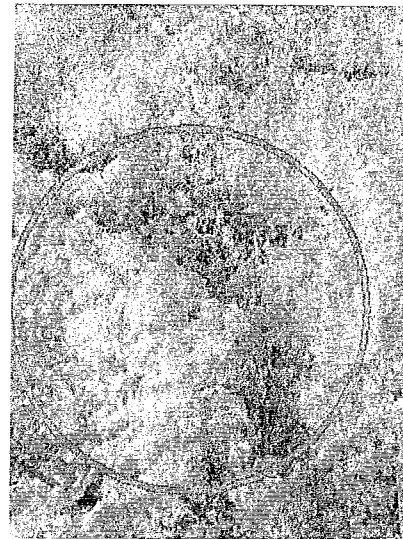
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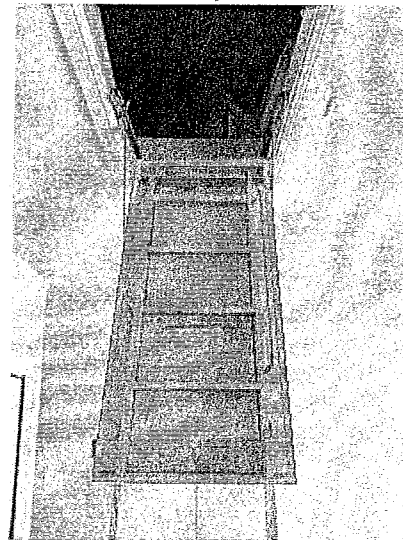
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I NI NP D

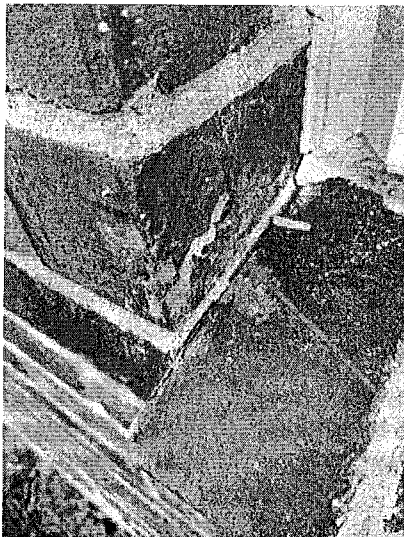
X			X
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E. Walls (Interior and Exterior)

Wall Materials: Exterior walls are made of cement board siding. • Exterior walls are made of brick • Exterior walls are made of stone • Interior walls are made of Drywall

Comments:

- There are multiple locations around the house where there are cracks along the brick mortar joints of the windowsills.
- There are cracks along the brick mortar joints at the top corners of the garage door opening.
- There are multiple locations around the house where there are cracks along the inside corner joints of the drywall.
- There is a crack in the drywall above the doorway in the office.
- There are multiple locations around the house where the brick windowsill on the exterior do not have the proper slope. The windowsill should slope at a 15° angle away from the house.
- Missing flashing above the trim over the arched window at the back of the house.
- The bottom of the cabinet under the kitchen sink is damaged.
- The trim at the bottom of the column at the back of the house does not have the proper clearance. There should be 1 inch of clearance from the top of the concrete to the bottom of the trim.



There are multiple locations around the house where there are cracks along the brick mortar joints of the windowsills.



There are multiple locations around the house where the brick windowsill on the exterior do not have the proper slope. The windowsill should slope at a 15° angle away from the house.

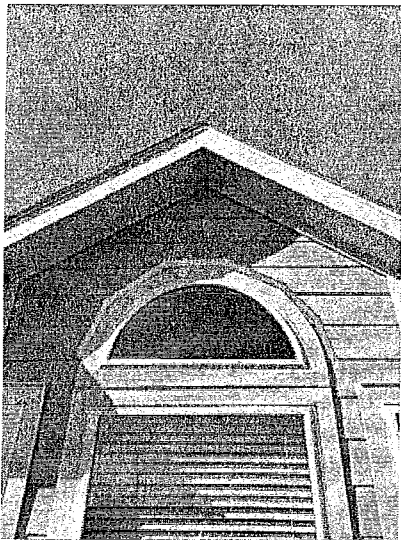
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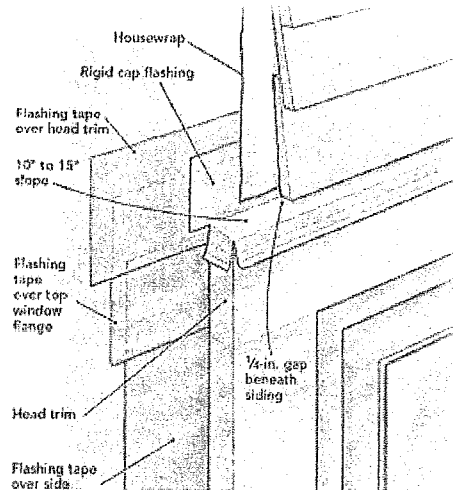
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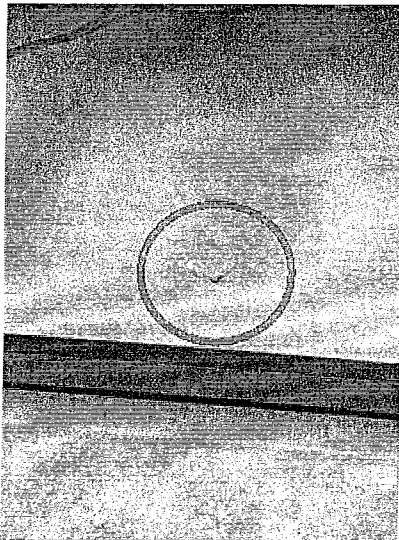
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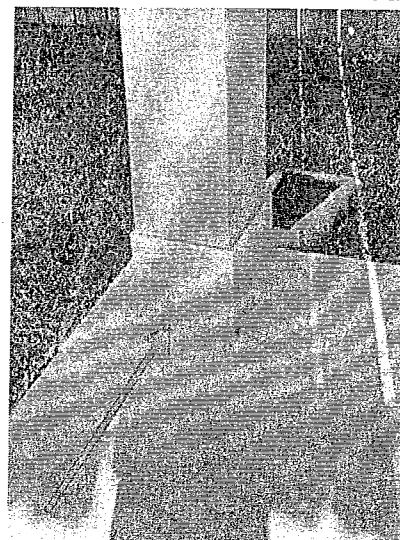
Missing flashing above the trim over the arched window at the back of the house.



Missing flashing above the trim over the arched window at the back of the house.



The bottom of the cabinet under the kitchen sink is damaged.



The trim at the bottom of the column at the back of the house does not have the proper clearance. There should be 1 inch of clearance from the top of the concrete to the bottom of the trim.

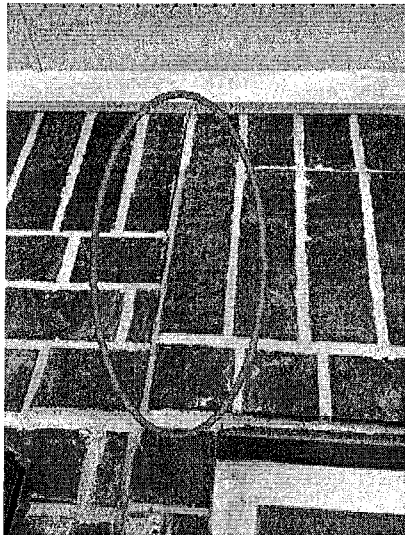
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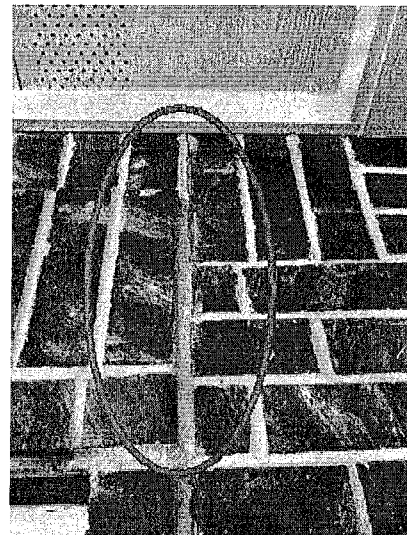
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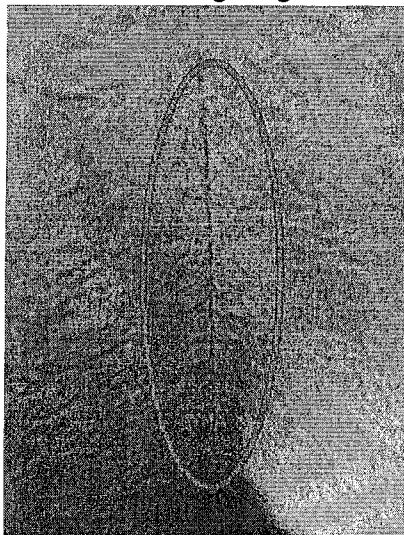
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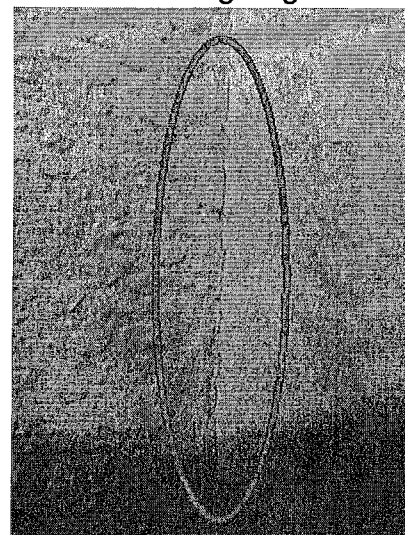
There are cracks along the brick mortar joints at the top corners of the garage door opening.



There are cracks along the brick mortar joints at the top corners of the garage door opening.



There are multiple locations around the house where there are cracks along the inside corner joints of the drywall.



There are multiple locations around the house where there are cracks along the inside corner joints of the drywall.

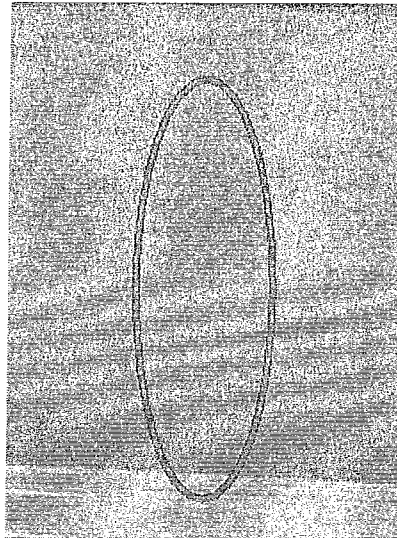
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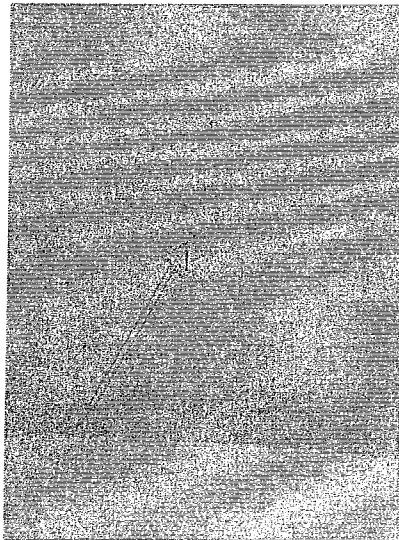
There is a crack in the drywall above the doorway in the office.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Ceilings and Floors
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Ceiling & Floor Materials: Ceiling is made of drywall

Comments:

- There is a nail pop on the ceiling at the back right corner of the master bedroom.



There is a nail pop on the ceiling at the back right corner of the master bedroom.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior & Exterior)
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Comments:

- Caulking long the trim for the exterior door at the back of the house is starting to crack.
- The door entering the bedroom on the left-hand side of the house does not latch.
- The door entering the half bathroom does not latch.
- The master bathroom closet door is damaged.

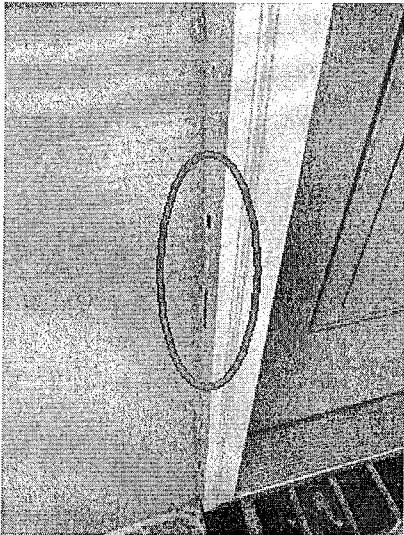
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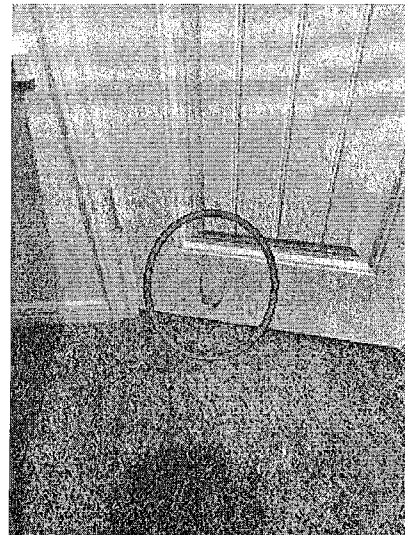
NP=Not Present

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I	NI	NP	D
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Caulking long the trim for the exterior door at the back of the house is starting to crack.



The master bathroom closet door is damaged.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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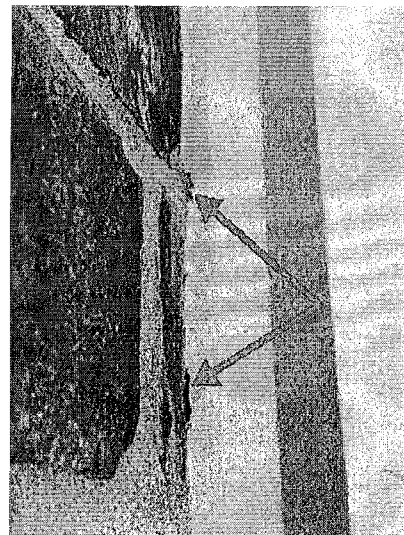
Window Types: Windows are made of vinyl

Comments:

- There are multiple locations around the house where the caulking on the interior side of the window frames is starting to crack.
- The window screen at the front right of the office is damaged.
- There are multiple locations where the caulking does not fully seal along the exterior side of the window frame.



There are multiple locations where the caulking does not fully seal along the exterior side of the window frame.



There are multiple locations where the caulking does not fully seal along the exterior side of the window frame.

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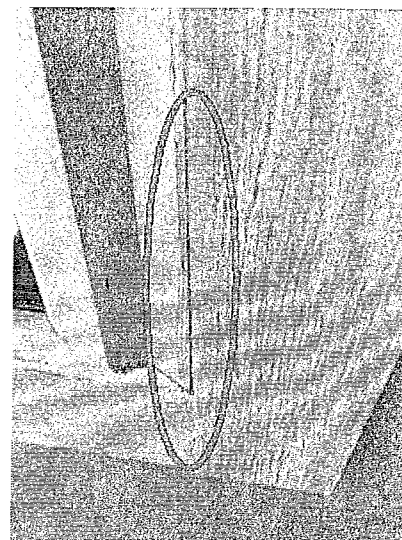
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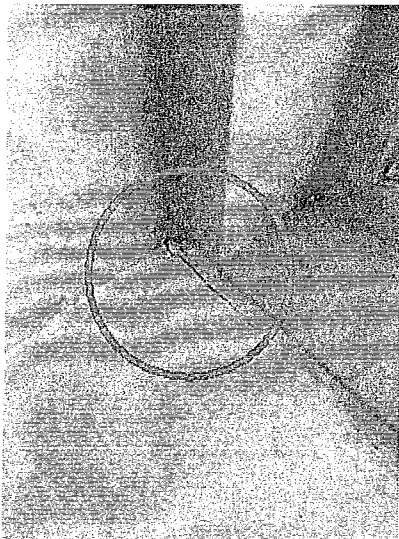
I NI NP D



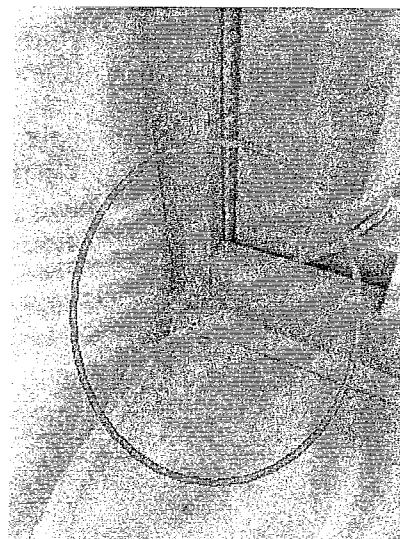
There are multiple locations where the caulk does not fully seal along the exterior side of the window frame.



There are multiple locations where the caulk does not fully seal along the exterior side of the window frame.



There are multiple locations around the house where the caulk on the interior side of the window frames is starting to crack.



There are multiple locations around the house where the caulk on the interior side of the window frames is starting to crack.

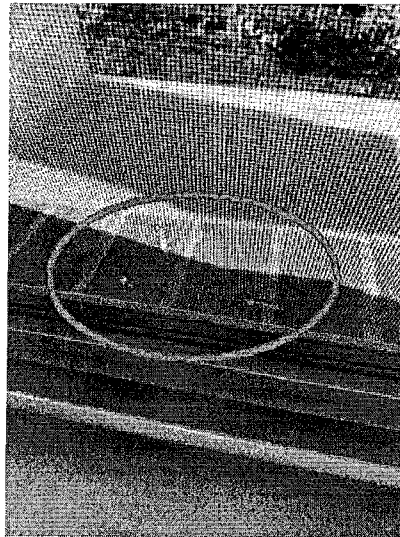
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I	NI	NP	D
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The window screen at the front right of the office is damaged.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior & Exterior)

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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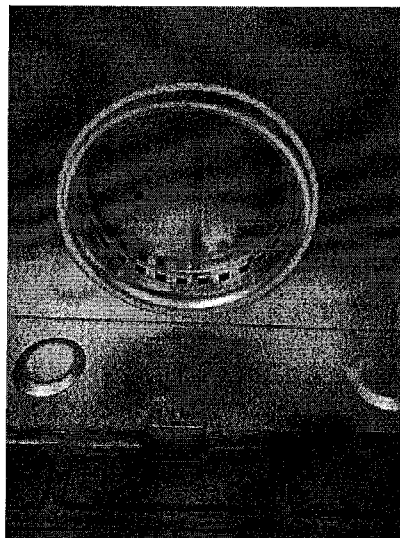
J. Fireplaces and Chimneys

Locations: Fireplace is located in the living room

Types: Fireplace is prefabricated

Comments:

• The flu damper is not in a permanently fixed open positions. Recommend installing a clamp or bracket on the flu damper to keep it in a permanently fixed open position.



The flu damper is not in a permanently fixed open positions. Recommend installing a clamp or bracket on the flu damper to keep it in a permanently fixed open position.

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I NI NP D

K: Porches, Balconies, Decks, and Carports

Comments:
• Performing as intended.

L: Other

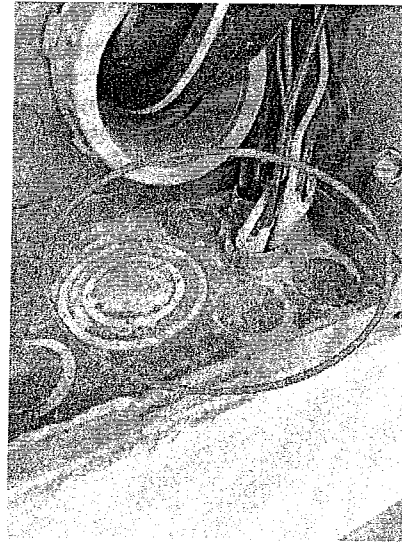
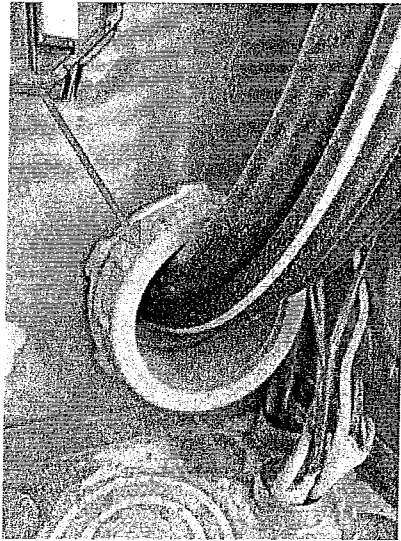
Materials:
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations: Electrical panel is located in the garage.
Materials & Amp Rating: Aluminum wiring • 150 amp

Comments:
• The collar that connects the electrical conduit from the meter to the electrical panel for the service entry wires does not have a ground wire attached.
• There is debris in the bottom of electrical panel.



The collar that connects the electrical conduit from the meter to the electrical panel for the service entry wires does not have a ground wire attached.

There is debris in the bottom of electrical panel.

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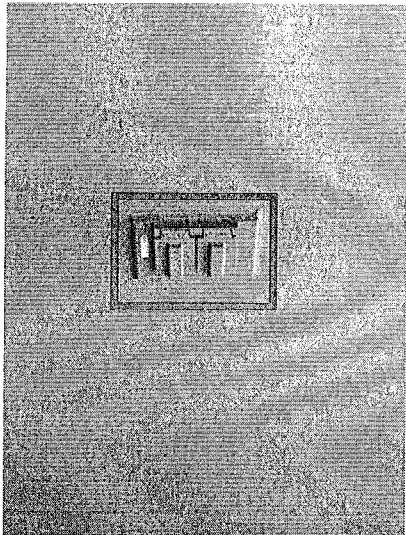
X			X
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B. Branch Circuits, Connected Devices, and Fixtures

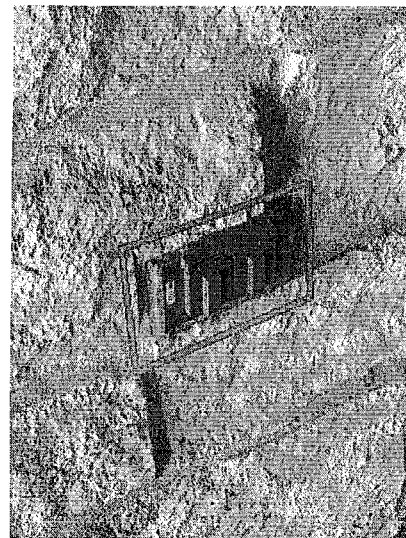
Type of Wiring: Copper wiring • 150 Amp service panel

Comments:

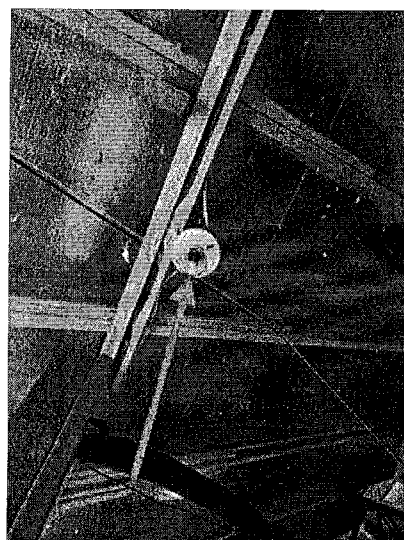
- The light above the attic access hatch does not operate.
- The electrical outlet on the exterior of the house at the back does not have the proper wet location cover.
- The electrical outlet on the exterior of the house at the front does not have the proper wet location cover.



The electrical outlet on the exterior of the house at the back does not have the proper wet location cover.



The electrical outlet on the exterior of the house at the front does not have the proper wet location cover.



The light above the attic access hatch does not operate.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

I	NI	NP	D
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A. Heating Equipment

Type of Systems: Gas fired forced hot air. • The furnace is located in the attic space.

Energy Sources: The furnace is gas powered

Comments:

- The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases heat exchangers are not fully accessible.
- Carbon monoxide detectors have been proven to save lives. Client is advised to install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units
- Performing as intended.

B. Cooling Equipment

Type of Systems: Central air cooling system.

Comments:

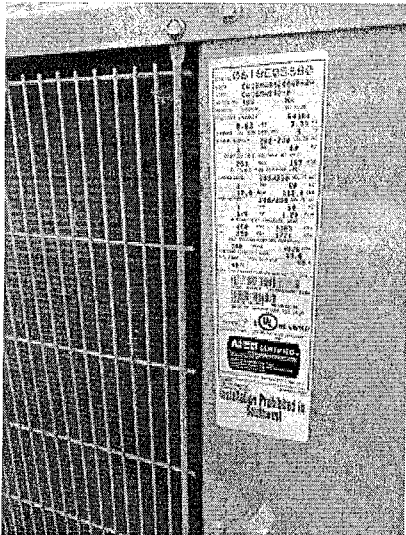
- Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission.

Temperature readings are taken with a laser and/or a digital thermometer inside the home at each supply register and return register to determine temperature split, which should be between 15-20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading.

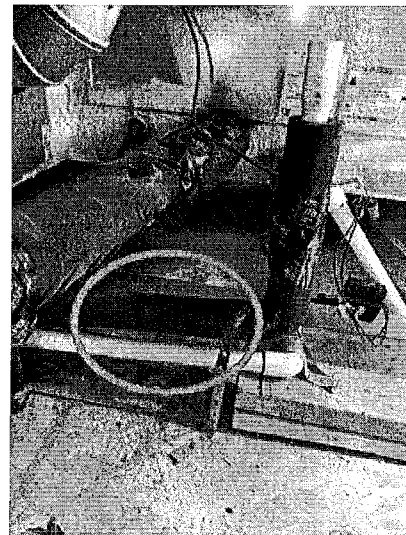
- The AC compressor is a 3.5 ton Carrier unit manufactured in 2018.
- A/C temperature readings first floor are good. Return air temperature: 70.4°F. Supply air temperature: 51.3°F difference of 19.1°F.
- Missing P-trap on the primary drain for the condensing coil at the back of the attic space.

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

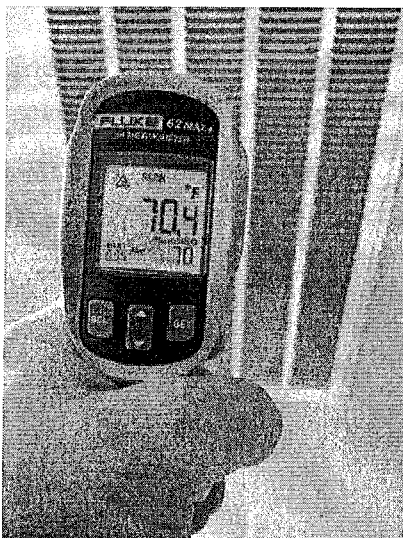
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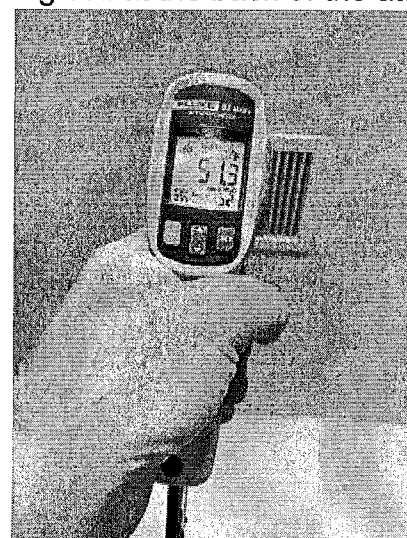
The AC compressor is a 3.5 ton Carrier unit manufactured in 2018.



Missing P-trap on the primary drain for the condensing coil at the back of the attic space.



A/C temperature readings first floor are good. Return air temperature: 70.4°F. Supply air temperature: 51.3°F difference of 19.1°F.



A/C temperature readings first floor are good. Return air temperature: 70.4°F. Supply air temperature: 51.3°F difference of 19.1°F.

C. Duct Systems, Chases, and Vents

Comments:

- Cooling and heat are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodical as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection, if you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.
- Filters are located by the heater in the attic space.
- Filter is in the hall ceiling
- The filter cover in the attic space is damaged

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Filters are located by the heater in the attic space. The filter cover in the attic space is damaged

IV. PLUMBING SYSTEM

X			X	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter: The water meter is located on the exterior of the house next to the street.

Location of Main Water Supply Valve: The main water shutoff valve is located in the garage.

Comments:

- Static Water Pressure Reading: 62 psi.
- There are cracks and openings along the grout lines of the master bathroom tub surround.
- There is an opening between the master bathroom tub surround and the vanity cabinet.
- There are cracks along the inside corner joints of the master bathroom standup shower.
- The master bathroom stand up shower door is too small. The minimum shower opening is 22 inches.
- There are multiple small openings along the guest bathroom tub surround.

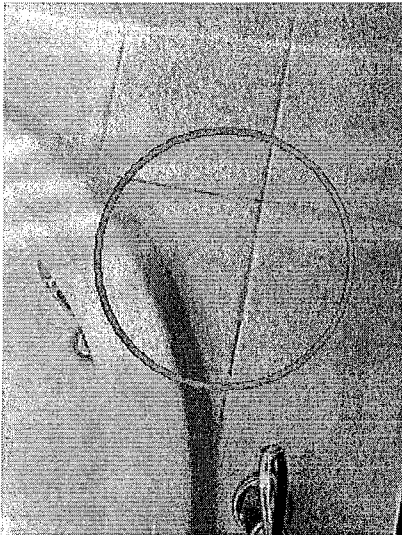
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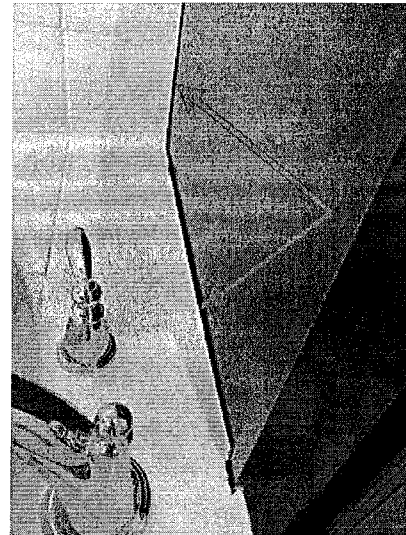
NP=Not Present

D=Deficient

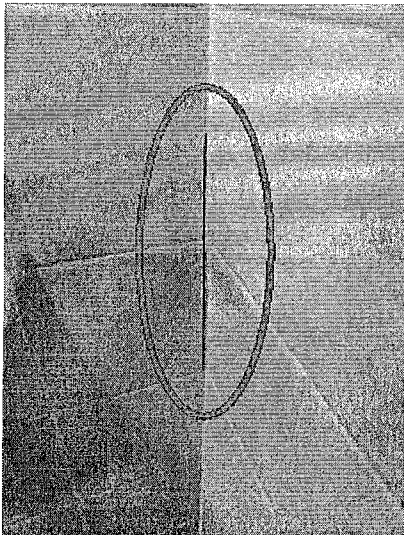
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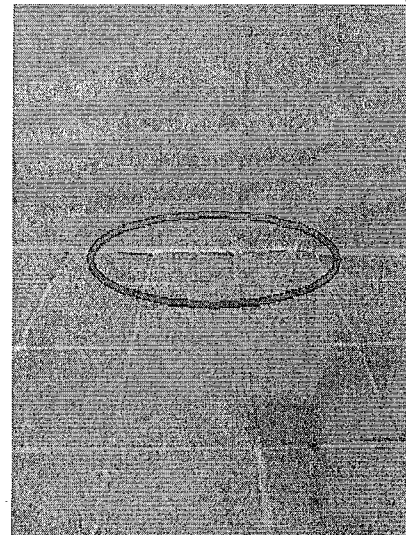
There are cracks and openings along the grout lines of the master bathroom tub surround.



There is an opening between the master bathroom tub surround and the vanity cabinet.



There are cracks along the inside corner joints of the master bathroom standup shower.



There are cracks along the inside corner joints of the master bathroom standup shower.

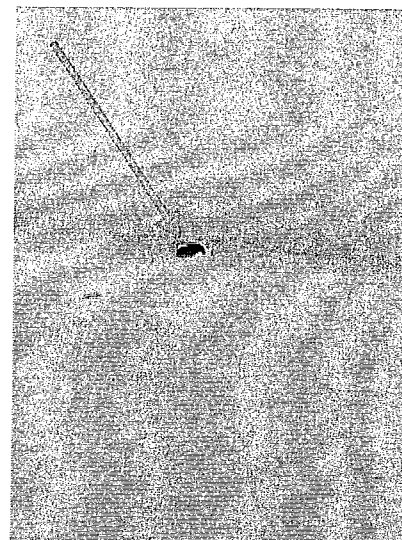
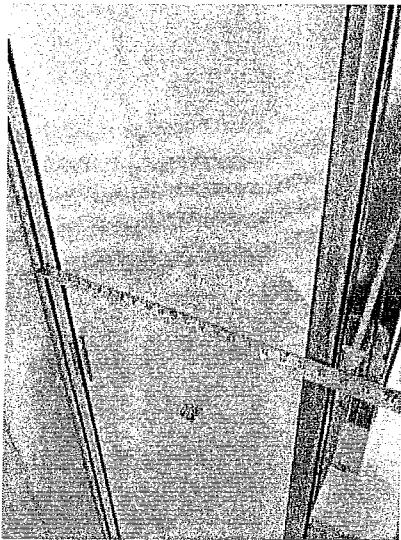
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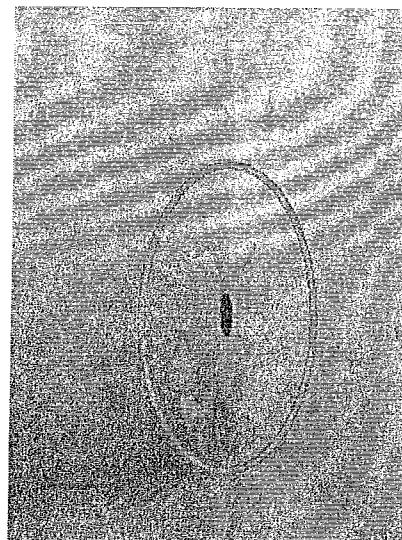
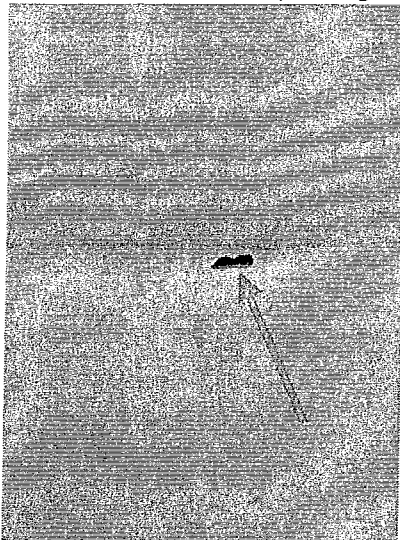
NP=Not Present

D=Deficient

I	NI	NP	D
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The master bathroom stand up shower door is too small. The minimum shower opening is 22 inches. There are multiple small openings along the guest bathroom tub surround.



There are multiple small openings along the guest bathroom tub surround. There are multiple small openings along the guest bathroom tub surround.

B. Drains, Wastes, and Vents

Comments:

- No drain excess for the bathroom tubs.
- Missing kitchen sink drain stopper on the garbage disposal side.

C. Water Heating Equipment

Energy Source: Water heater is gas powered • Water heater is located in the garage

Capacity: Tankless water heater 151 gallons per hour.

Comments:

- Missing drip pan under the tankless water heater.

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I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher operates as intended.

B. Food Waste Disposers

Comments:

- Operated - appeared functional at time of inspection.

C. Range Hood and Exhaust Systems

Comments:

- Self filtering with vent to the exterior
- Unit operated normally

D. Ranges, Cooktops, and Ovens

Comments:

- Ovens are electric.
- The cooktop is gas.
- The gas shutoff valve is located in the lower cabinet to the right of the unit.
- The cooktop is performing as intended.
- The ovens do not operate.

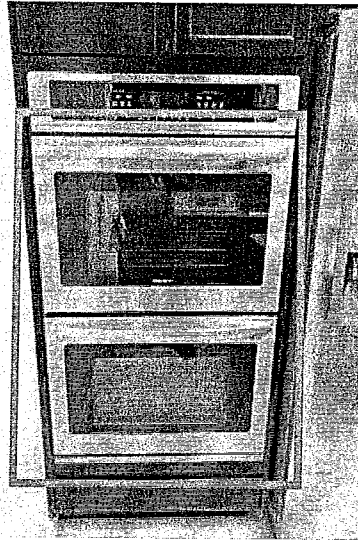
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I	NI	NP	D
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The ovens do not operate.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:
 • Microwave operated normally

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:
 • The bath fan was operated and no issues were found.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators
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Door Type: Roll-up door noted.
 Comments:
 • The garage door does not close automatically.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:
 • The dryer vent appears functional.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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Observations:

VI. OPTIONAL SYSTEMS

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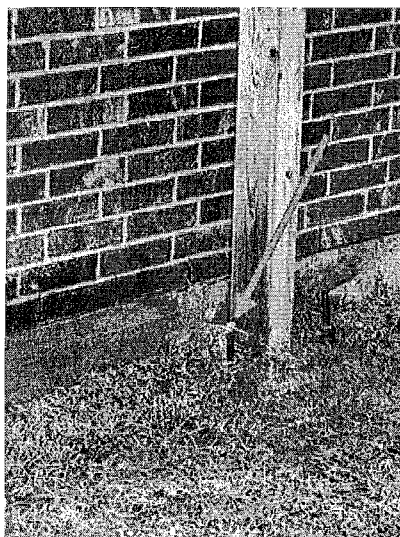
D=Deficient

I	NI	NP	D
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

- There are six zones for the sprinkler system.
- There are multiple locations where sprinkler heads should be adjusted.



There are multiple locations where sprinkler heads should be adjusted.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

C. Outbuildings

Materials:
Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

Glossary

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

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • The grading at the front of the house is too high there should be 6 inches of clearance from the top of the ground to the bottom of the siding. • The grading at the back of the house is too high there should be 6 inches of clearance from the top of the ground to the bottom of the siding. • There appears to be excessive moisture on the right hand side of the house.
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Damaged missing shingle at the back of the house. • The roof jack right hand side of the house is not installed properly around the vent pipe.
Page 6 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • There are multiple locations where the insulation is not the minimum 10.5 inches in depth according to the information sheet posed in the attic space. • There is not a proper set of steps or ladder to access the equipment in the attic space. • There is no stamp or indication that the attic access hatch is the proper fire retardant material.
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • There are multiple locations around the house where the brick windowsill on the exterior do not have the proper slope. The windowsill should slope at a 15° angle away from the house. • Missing flashing above the trim over the arched window at the back of the house. • The bottom of the cabinet under the kitchen sink is damaged. • The trim at the bottom of the column at the back of the house does not have the proper clearance. There should be 1 inch of clearance from the top of the concrete to the bottom of the trim.
Page 12 Item: G	Doors (Interior & Exterior)	<ul style="list-style-type: none"> • The master bathroom closet door is damaged.
Page 12 Item: H	Windows	<ul style="list-style-type: none"> • There are multiple locations where the caulking does not fully seal along the exterior side of the window frame.
Page 14 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • The flu damper is not in a permanently fixed open positions. Recommend installing a clamp or bracket on the flu damper to keep it in a permanently fixed open position.
ELECTRICAL SYSTEMS		
Page 15 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The collar that connects the electrical conduit from the meter to the electrical panel for the service entry wires does not have a ground wire attached. • There is debris in the bottom of electrical panel.
Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • The electrical outlet on the exterior of the house at the back does not have the proper wet location cover. • The electrical outlet on the exterior of the house at the front does not have the proper wet location cover.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		

Page 17 Item: B	Cooling Equipment	• Missing P-trap on the primary drain for the condensing coil at the back of the attic space.
Page 19 Item: C	Duct Systems, Chases, and Vents	• The filter cover in the attic space is damaged
PLUMBING SYSTEM		
Page 19 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • There are cracks and openings along the grout lines of the master bathroom tub surround. • There is an opening between the master bathroom tub surround and the vanity cabinet. • There are cracks along the inside corner joints of the master bathroom standup shower. • The master bathroom stand up shower door is too small. The minimum shower opening is 22 inches. • There are multiple small openings along the guest bathroom tub surround.
Page 21 Item: B	Drains, Wastes, and Vents	• Missing kitchen sink drain stopper on the garbage disposal side.
Page 22 Item: C	Water Heating Equipment	• Missing drip pan under the tankless water heater.
APPLIANCES		
Page 22 Item: D	Ranges, Cooktops, and Ovens	• The ovens do not operate.
Page 23 Item: G	Garage Door Operators	• The garage door does not close automatically.
OPTIONAL SYSTEMS		
Page 24 Item: A	Landscape Irrigation (Sprinkler) Systems	• There are multiple locations where sprinkler heads should be adjusted.