

# INTEGRITY PROPERTY INSPECTION SERVICES, PLLC

## Property Inspection Report



26910 Gadwall Bayou, Hockley, Texas 77447  
Inspection prepared for: Courtney Fasullo  
Real Estate Agent: Joseph Carranza - Keller Williams - Platinum

Date of Inspection: 3/19/2020 Time: 1:30 pm  
Age of Home: 2012 - 8 years Size: 1,080 sq ft  
Weather: Sunny & 81 degrees

Inspector: Steve Kelly  
License # 20498  
15201 Mason Road, Suite 1000-381, Cypress, TX 77433  
Phone: 713-449-2950 Fax: 832-218-4205

Email: [steve@cyfairhomeinspector.com](mailto:steve@cyfairhomeinspector.com)  
[www.cyfairhomeinspector.com](http://www.cyfairhomeinspector.com)

## PROPERTY INSPECTION REPORT

Prepared For: Courtney Fasullo  
(Name of Client)

Concerning: 26910 Gadwall Bayou, Hockley Texas, 77447  
(Address or Other Identification of Inspected Property)

By: Steve Kelly, License # 20498 3/19/2020  
(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](http://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 manufacturers' 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.

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#### 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

A. Foundations

Type of Foundation(s):

- Post tension slab on grade

Comments:

- It is the opinion of this inspector, this homes foundation appeared to be functioning as intended on the day of inspection.
- A corner pop was found on the left front corner of this home. Recommend grouting this corner in order to minimize the potential for pest access and moisture penetration.
- Recommend consulting a general contractor for further evaluation and corrective action.



Corner pop on the left front corner of this home.

B. Grading & Drainage

Comments:

- Grading:
  - It is recommended the soil be maintained at least four inches below the first course of brick/stone and six inches below all other siding materials.
- Drainage:
  - Recommend adding gutters in order to move runoff away from this homes foundation and minimize the potential for erosion.

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Asphalt shingles

Viewed From:

- Ground

Comments:

- Recommend sealing around all roof top vent flashing and vent penetrations every 5-6 years in order to prevent moisture penetration.
- Due to the potential to damage the roof covering materials, the shingles were not lifted in order to view the fastener pattern.
- Lifting shingles were found on the right side of this home. Recommend securing the lifting shingles to the roof surface in order to prevent damage due to wind lift and moisture penetration.
- Exposed nail heads were found on the ridges and vent flashing. Recommend sealing the nail heads in order to prevent moisture penetration.
- Recommend consulting a roofing contractor for further evaluation and corrective action.



Lifting shingle on the right side of this home.



More lifting shingles on the right side of this home.

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Exposed nail heads on the vent flashing.

X	X		
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D. Roof Structures and Attics

Approximate Average Depth of Insulation:

- The horizontal insulation is approximately 10 inches deep.

Approximate Average Thickness of Vertical Insulation:

- Unable to access.

Comments:

- Unable to inspect the entire roof structure due to limited attic access.

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are covered with brick and wood composite siding.
- Interior walls are covered with drywall.

Comments:

- Exterior:
  - Damaged and deteriorating trim was found on the left rear, right front and right rear corners of this home. Recommend replacing the deteriorating trim.
  - Damaged and deteriorating casing was found at the garage door and several of the interior doors. Recommend replacing the deteriorating casing.
  - Gaps were found around the condensing unit penetrations on the rear of this home. Recommend sealing these gaps in order to prevent pest and rodent access.
  - Loose trim was found on both sides of the garage door. Recommend securing the trim to the casing.
  - Step cracking was found in the brick and mortar on the front of the garage. Recommend monitoring this crack for future development.
  - A hole was found at the top of the door trim in the garage. Recommend repairing this hole.
- Interior:
  - A crack was found in the drywall inside and above the master bedroom door. Recommend repairing this crack.
  - Moisture damage was found on the baseboards and trim at several locations in this home. Recommend replacing the damaged baseboards and trim.
  - Recommend consulting a general contractor for further evaluation and corrective action.



Moisture damage on the baseboards in the kitchen.



Moisture damage on the baseboards outside the left rear guest bedroom.

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I	NI	NP	D
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Moisture damage on the baseboards outside the left front guest bedroom.



Moisture damaged trim at the front guest bedroom and bathroom doors.



Loose trim on the right side of the garage door.



Brick and mortar step crack on the front of the garage.



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I	NI	NP	D
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Damaged and deteriorating trim on the right front corner of this home.



Damaged and deteriorating casing at the garage door.



Damaged trim on the right rear corner of this home.



Damaged trim on the left rear corner of this home.

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I	NI	NP	D
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Gap around the condensing unit penetrations on the rear of this home.

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

- Ceilings are covered with drywall.
- Floors are covered with carpet and tile.

Comments:

- Ceilings:
  - A hole was found in the ceiling of the pantry. Recommend repairing this hole.
- Floors:
  - Damaged carpet was found in the guest bedrooms. Recommend replacing the damaged carpet.
  - Recommend consulting a flooring contractor for further evaluation and corrective action.

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

- A door closer is required on the door leading from the home to the garage in order to prevent the door from remaining open and allowing fumes and combustion gases to enter the home.
- The master bathroom door binds when opened and closed. Recommend adjusting this door.
- Loose hinges were found on the front and rear egress doors. Recommend securing the hinges to the doors and frames in order for the doors to function as intended.
- A door closer and safety chain are missing for the rear storm door. Recommend installing safety chains and closers in order for the storm door to preform its intended function.
- A safety chain is missing for the right storm door. Recommend installing a safety chain in order to prevent damage or injury from high winds.
- Damaged weather stripping was found at the rear egress door. Recommend replacing damaged and deteriorating weather stripping in order to prevent the loss of conditioned air and allowing access for pests.
- The front guest bedroom door is damaged. Recommend replacing this door.
- The rear egress door is damaged and deteriorating. Recommend replacing this door.
- The rear storm door did not function as intended at the time of inspection.
- Recommend consulting a general contractor for further evaluation and corrective action.



Moisture damaged front guest bedroom door.



Damaged and deteriorating rear egress door.

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I	NI	NP	D
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Damaged weather stripping at the rear egress door.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Windows

Window Types:

- Garden style windows
- Windows are double glazed and made of aluminum.

Comments:

- It appears there is moisture between panes of the window in the front guest bedroom. Recommend consulting a glass company for further evaluation and corrective action.



Moisture between the panes of the front guest bedroom window.

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

Comments:

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I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:  
Types:  
Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
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Materials:  
• Cabinets  
• Satellite Dish  
Comments:

- The kitchen cabinets at left of the sink and right of the refrigerator are damaged. Recommend replacing these cabinets.
- Exposed bolt heads were found at the satellite dish mounts on the right side of this home. These bolt heads should be sealed with roof mastic in order to prevent moisture penetration. A roofing contractor should be consulted for corrective action.
- Recommend consulting a general contractor for corrective action.



Damaged kitchen cabinets.

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

- The Eaton electric service panel is located on the right side of this home.

Materials & Amp Rating:

- Copper branch circuit cables
- Aluminum service entrance cables
- 100 amp

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:

- Copper wiring
- 100 amp service panel

Comments:

- Light covers are missing on several of the luminaires and the ceiling fans on the patio. Recommend replacing these covers in order to protect the bulbs from damage and occupants from injury.
- A damaged/incomplete smoke detector was found in the front guest bedroom. Recommend replacing this smoke detector.
- Carbon monoxide detectors are required in halls adjacent to sleeping rooms when a home is equipped with gas fueled appliances. Recommend installing combination smoke and carbon monoxide detectors in the halls outside the sleeping rooms.
- The ceiling fan blades on the patio are damaged. Recommend replacing the blades on these fans with blades rated for outdoor use.
- Recommend consulting a licensed electrician for further evaluation and corrective action.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of System and Energy Source:

- The Lennox forced air heating system is gas powered and located in the attic.

Energy Source:

- AC compressor is electric powered.

Comments:

- Unable to test the homes heating system because the temperature outdoors was in excess of 70 degrees at the time of inspection.
- Recommend having the heating unit serviced prior to turning it on in the fall.
- Inspecting the heat exchanger would require dismantling the unit, which is outside the scope of this inspection.

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

Comments:

- The Lennox electric condensing unit is located at the rear of this home. This unit's cooling capacity is 2.5 tons and appears to have been manufactured in 2012.
- Inspecting the evaporator coils would require disassembling the evaporator unit. Disassembling an evaporator unit is outside the scope of this inspection.
- Recommend having the HVAC unit serviced prior to turning it on in the spring.
- The thermostat was set to 68 degrees. Approximately one hour later, the temperature was measured at the air supply registers (average of 53.7 degrees) and at the return air register was 66.3 degrees. The difference between the temperature at the return air registers and air supply registers was only 12.6 degrees which is outside the acceptable range of 15-20 degrees.
- Damaged and deteriorating suction line insulation was found at the condensing unit. Recommend replacing the suction line insulation.
- The condensing unit cabinet is damaged and deteriorating.
- Recommend consulting a licensed HVAC professional for further evaluation and corrective action.

I=Inspected

NI=Not Inspected

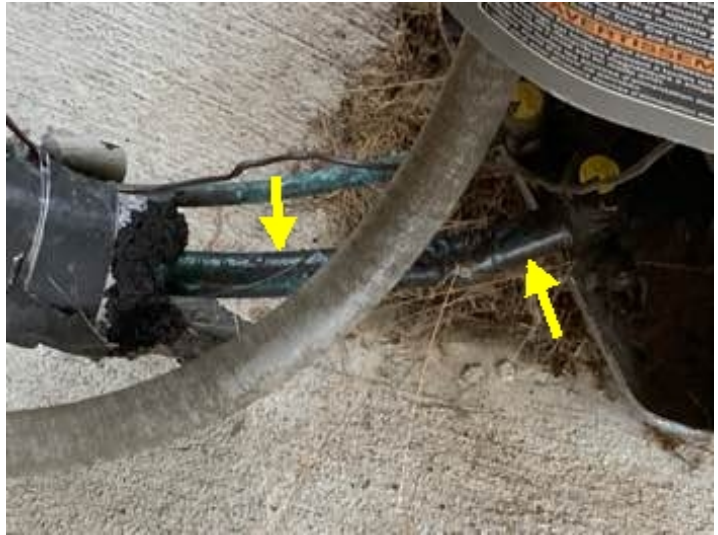
NP=Not Present

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I	NI	NP	D
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Damaged and deteriorating condensing unit cabinet.



Damaged suction line insulation at the condensing unit.

X	X		X
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C. Duct System, Chases, and Vents

Comments:

- Unable to inspect all of the ducts due to limited attic access.
- Recommend changing your HVAC filter(s) at least once per month unless otherwise instructed by the equipment manufacturer.
- The return air filter is dirty and should be replaced.



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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of Water Meter:

- Front yard - right corner

Location of Main Water Supply Valve:

- In the garage.

Comments:

- Static Water Pressure Reading: 57 psi (acceptable range is 40-80 psi).
- The water heater was not functioning at the time of this inspection. Therefore, it is unknown whether or not the hot and cold water lines are plumbed correctly at any of the fixtures.
- There were no visible access panels present to allow for inspection of the plumbing supply and drain line assemblies at the bathtubs or showers.
- The toilet at the half bath continuously cycles after being flushed. Recommend review by a licensed plumber.

B. Drains, Wastes, and Vents

Comments:

- There were no visible access panels present to allow for inspection of the plumbing supply and drain line assemblies at the bathtubs or showers.
- Lifting vent boot flashing was found on the left side of the home. Recommend securing the vent boot flashing to the roof surface in order to prevent damage due to wind lift and moisture penetration. A roofing contractor should be consulted for further evaluation and corrective action.
- A slow drain was found in the master bathtub. Recommend consulting a licensed plumber for further evaluation and corrective action.
- Recommend consulting a licensed plumber for further evaluation and corrective action.

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Lifting vent boot flashing on the left side of this home.



Another lifting vent boot flashing on the left side of this home.

X	X		X
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C. Water Heating Equipment

Energy Source:

- The AO Smith water heater is gas powered and located in the garage. This unit was manufactured in 01/03/2013.

Capacity:

- Unit is 40 gallons

Comments:

- Recommend adding a moisture alarm to the drain pan in order to minimize the potential for moisture damage.
- The water heater was not functioning at the time of this inspection. Therefore, it is unknown whether or not the hot and cold water lines are plumbed correctly at any of the fixtures.
- Recommend consulting a licensed plumber for further evaluation and corrective action.

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Water heater data plate.

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:

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

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

- The exhaust vent fan covers are dirty. Recommend cleaning the covers in order to increase air flow.
- Recommend consulting a general contractor for further evaluation and corrective action.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators
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Door Type:

- Aluminum sectional door

Comments:

- The eye beam safety sensors are too high above the garage floor. Recommend lowering the sensors to within 6" of the garage floor.
- Recommend consulting a garage door technician for further evaluation and corrective action.

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

- Recommend cleaning the dryer vent cover and vent duct annually in order to prevent lint buildup.
- Could not access the dryer vent for visual inspection due to the installed appliances.

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

Observations:

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: A	Foundations	<ul style="list-style-type: none"> <li>• A corner pop was found on the left front corner of this home. Recommend grouting this corner in order to minimize the potential for pest access and moisture penetration.</li> <li>• Recommend consulting a general contractor for further evaluation and corrective action.</li> </ul>
Page 4 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Lifting shingles were found on the right side of this home. Recommend securing the lifting shingles to the roof surface in order to prevent damage due to wind lift and moisture penetration.</li> <li>• Exposed nail heads were found on the ridges and vent flashing. Recommend sealing the nail heads in order to prevent moisture penetration.</li> <li>• Recommend consulting a roofing contractor for further evaluation and corrective action.</li> </ul>
Page 6 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Exterior: <ul style="list-style-type: none"> <li>• Damaged and deteriorating trim was found on the left rear, right front and right rear corners of this home. Recommend replacing the deteriorating trim.</li> <li>• Damaged and deteriorating casing was found at the garage door and several of the interior doors. Recommend replacing the deteriorating casing.</li> <li>• Gaps were found around the condensing unit penetrations on the rear of this home. Recommend sealing these gaps in order to prevent pest and rodent access.</li> <li>• Loose trim was found on both sides of the garage door. Recommend securing the trim to the casing.</li> <li>• Step cracking was found in the brick and mortar on the front of the garage. Recommend monitoring this crack for future development.</li> <li>• A hole was found at the top of the door trim in the garage. Recommend repairing this hole.</li> </ul> </li> <li>• Interior: <ul style="list-style-type: none"> <li>• A crack was found in the drywall inside and above the master bedroom door. Recommend repairing this crack.</li> <li>• Moisture damage was found on the baseboards and trim at several locations in this home. Recommend replacing the damaged baseboards and trim.</li> <li>• Recommend consulting a general contractor for further evaluation and corrective action.</li> </ul> </li> </ul>
Page 9 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Ceilings: <ul style="list-style-type: none"> <li>• A hole was found in the ceiling of the pantry. Recommend repairing this hole.</li> </ul> </li> <li>• Floors: <ul style="list-style-type: none"> <li>• Damaged carpet was found in the guest bedrooms. Recommend replacing the damaged carpet.</li> <li>• Recommend consulting a flooring contractor for further evaluation and corrective action.</li> </ul> </li> </ul>

Page 10 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• A door closer is required on the door leading from the home to the garage in order to prevent the door from remaining open and allowing fumes and combustion gases to enter the home.</li> <li>• The master bathroom door binds when opened and closed. Recommend adjusting this door.</li> <li>• Loose hinges were found on the front and rear egress doors. Recommend securing the hinges to the doors and frames in order for the doors to function as intended.</li> <li>• A door closer and safety chain are missing for the rear storm door. Recommend installing safety chains and closers in order for the storm door to preform its intended function.</li> <li>• A safety chain is missing for the right storm door. Recommend installing a safety chain in order to prevent damage or injury from high winds.</li> <li>• Damaged weather stripping was found at the rear egress door. Recommend replacing damaged and deteriorating weather stripping in order to prevent the loss of conditioned air and allowing access for pests.</li> <li>• The front guest bedroom door is damaged. Recommend replacing this door.</li> <li>• The rear egress door is damaged and deteriorating. Recommend replacing this door.</li> <li>• The rear storm door did not function as intended at the time of inspection.</li> <li>• Recommend consulting a general contractor for further evaluation and corrective action.</li> </ul>
Page 11 Item: H	Windows	<ul style="list-style-type: none"> <li>• It appears there is moisture between panes of the window in the front guest bedroom. Recommend consulting a glass company for further evaluation and corrective action.</li> </ul>
Page 12 Item: L	Other	<ul style="list-style-type: none"> <li>• The kitchen cabinets at left of the sink and right of the refrigerator are damaged. Recommend replacing these cabinets.</li> <li>• Exposed bolt heads were found at the satellite dish mounts on the right side of this home. These bolt heads should be sealed with roof mastic in order to prevent moisture penetration. A roofing contractor should be consulted for corrective action.</li> <li>• Recommend consulting a general contractor for corrective action.</li> </ul>

ELECTRICAL SYSTEMS

Page 13 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Light covers are missing on several of the luminaires and the ceiling fans on the patio. Recommend replacing these covers in order to protect the bulbs from damage and occupants from injury.</li> <li>• A damaged/incomplete smoke detector was found in the front guest bedroom. Recommend replacing this smoke detector.</li> <li>• Carbon monoxide detectors are required in halls adjacent to sleeping rooms when a home is equipped with gas fueled appliances. Recommend installing combination smoke and carbon monoxide detectors in the halls outside the sleeping rooms.</li> <li>• The ceiling fan blades on the patio are damaged. Recommend replacing the blades on these fans with blades rated for outdoor use.</li> <li>• Recommend consulting a licensed electrician for further evaluation and corrective action.</li> </ul>
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**HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Page 14 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• The thermostat was set to 68 degrees. Approximately one hour later, the temperature was measured at the air supply registers (average of 53.7 degrees) and at the return air register was 66.3 degrees. The difference between the temperature at the return air registers and air supply registers was only 12.6 degrees which is outside the acceptable range of 15-20 degrees.</li> <li>• Damaged and deteriorating suction line insulation was found at the condensing unit. Recommend replacing the suction line insulation.</li> <li>• The condensing unit cabinet is damaged and deteriorating.</li> <li>• Recommend consulting a licensed HVAC professional for further evaluation and corrective action.</li> </ul>
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Page 15 Item: C	Duct System, Chases, and Vents	<ul style="list-style-type: none"> <li>• The return air filter is dirty and should be replaced.</li> </ul>
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**PLUMBING SYSTEM**

Page 16 Item: A	Water Supply System and Fixtures	<ul style="list-style-type: none"> <li>• The toilet at the half bath continuously cycles after being flushed. Recommend review by a licensed plumber.</li> </ul>
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Page 16 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• Lifting vent boot flashing was found on the left side of the home. Recommend securing the vent boot flashing to the roof surface in order to prevent damage due to wind lift and moisture penetration. A roofing contractor should be consulted for further evaluation and corrective action.</li> <li>• A slow drain was found in the master bathtub. Recommend consulting a licensed plumber for further evaluation and corrective action.</li> <li>• Recommend consulting a licensed plumber for further evaluation and corrective action.</li> </ul>
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Page 17 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• The water heater was not functioning at the time of this inspection. Therefore, it is unknown whether or not the hot and cold water lines are plumbed correctly at any of the fixtures.</li> <li>• Recommend consulting a licensed plumber for further evaluation and corrective action.</li> </ul>
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**APPLIANCES**



Page 19 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"><li>• The exhaust vent fan covers are dirty. Recommend cleaning the covers in order to increase air flow.</li><li>• Recommend consulting a general contractor for further evaluation and corrective action.</li></ul>
Page 19 Item: G	Garage Door Operators	<ul style="list-style-type: none"><li>• The eye beam safety sensors are too high above the garage floor. Recommend lowering the sensors to within 6" of the garage floor.</li><li>• Recommend consulting a garage door technician for further evaluation and corrective action.</li></ul>