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I NI NP D

X X **B. Grading & Drainage**

Comments:

In the opinion of the inspector grading and drainage did not appear to be installed or functioning as intended at the time of this inspection as noted by example(s);

- At the right rear corner of the home ponding of water is noted.



- Downspout splash backs should be installed at the delivery point of each rain downspout. Splash backs should be positioned so that the high side or "block" is positioned away from the home and not against the foundation. They prevent rushing water from eroding the soil and provide an increased directional flow of water away from the home and foundation.

Example of a downspout splash back in action and current installation examples



I will install at downspouts

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- The deck may inhibit drainage at the back of the house and outside the Master bathroom.



** Removing back deck*

- The deck is of equal height as the foundation weep holes which could cause water to flow into the weep holes affecting the interior of the home.



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- Trees are too close to the home and foundation. Branches raking across wall and roof surfaces can damage these areas. Roots in close proximity to the home and foundation can cause the foundation to fail due to their thirst for water in the areas. A landscaping professional should be engaged to evaluate and suggest remedies to these issues.

Examples



* trees trimmed

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- At the front right dormer peak shingles are damaged/opening in roof.



X X

D. Roof Structure & Attics

Viewed From: Attic area adjacent to the furnace and water heater

Approximate Average Depth of Insulation: 10"

Comments: A professional roofer should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector the roof structure and attic appeared to be in average condition at the time of this inspection except as noted by example(s):

- To the right of the furnace it appears that there may have been/is a leak as indicated by water staining.



✦ NEVER leaked during my ownership. Not leaking now.

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- Flooring in the attic is insufficient/is unsafe for a user walkway. Paneling is incomplete, flimsy and weak.



- The roof support posts at the front porch deterioration and water related damage. Surface deterioration is only noted at the time of the inspection.

Examples



* Repairing base of posts

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- Around the house, especially in the front, trim and framing materials display deterioration.

Examples



* Repairing & painting

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X X F. Ceilings & Floors – Comments:

In the opinion of the inspector ceilings and flooring appeared to be installed as intended and in average condition at the time of this inspection except as noted by example(s):

➤ Flooring in the foyer displays holes and cracks.

Examples **doorstop was removed*



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- Doors lacking stoppers should be so supplied.

Examples



- The left side porch door was unable to be opened.



* Replacing deadbolt

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X X **K. Porches, Balconies, Decks, and Carports**

Comments:

- In the opinion of the inspector the wooden decks appeared in below average condition displays deterioration, splintering and the potential of retaining water beneath them.

Examples * Removing back deck



- The front and left side porches display loss of tile.



fixing tile

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X X L. Other

Comments:

- TX State Law requires bedrooms, and rooms that will be utilized as sleeping rooms, to be equipped with smoke detectors. Current requirements also require smoke detectors in hallways outside the bedrooms and in the general living areas of the home (all floors). Hard wired, rather than battery operated, smoke detectors are required in all instances and must be synchronized and sequential in their operation with sufficient audible resonance to alert all bedrooms and residents of the home in the event of fire outbreak. Monthly inspection and testing of these appliances is recommended. Do not install smoke detectors within 3' of climate control vents or ceiling fans. IRC {314.3}.



* there is one in the
hall. Inspector did
not include the
picture

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- The attic stairs are not properly secured. Securing the frame of the attic stairs to the home requires the use of either 16D nails and/or 1/4 X 3" lag bolts.

Current and statement of requirements ** PROPER SCREWS WERE USED instead of nails*



- The driveway displays cracks and loss of expansion joint materials.

Example



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✚ The intercom system was not tested/inspected.



intercom does not work

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II. ELECTRICAL SYSTEMS

X X A. Service Entrance and Panels

Comments: A licensed electrician should be engaged to further inspect prior to the end of the option period

Main breaker size = 150 AMP

Panel size = 200 AMP

The main service entrance panel is located at right interior wall of the garage. In the opinion of the inspector, the installation appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Aluminum service wiring requires anti-oxidizing agent at entry points to the main breaker and neutral bar.

Current and required installation



* Repaired

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** Repaired*

- All screws are required to secure the dead front to the panel.



** Repaired*

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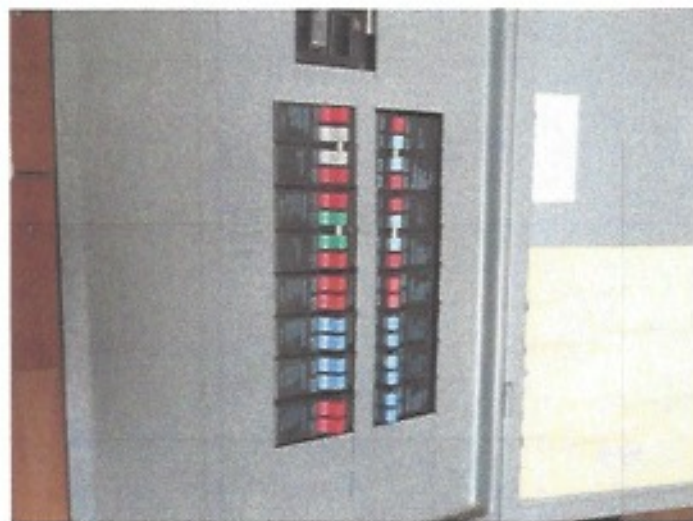
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- The electric panel box(s) should be secured to the structure and caulked around its perimeter (including between panels) to assist in preventing water from accumulating behind the box at the porous wall substrate creating the potential for wall damage.

Current installation and example of recommended caulking



- Individual circuit breakers for the home are not labeled in the service entrance panel for specific areas, fixtures and/or appliance as required. General labeling is prohibited. The purpose of an accurate and legible circuit breaker directory is to provide clear identification of the breakers that may need to be operated by service personnel or others who may need to operate a breaker in an emergency. (NEC 408.4)



** repaired*

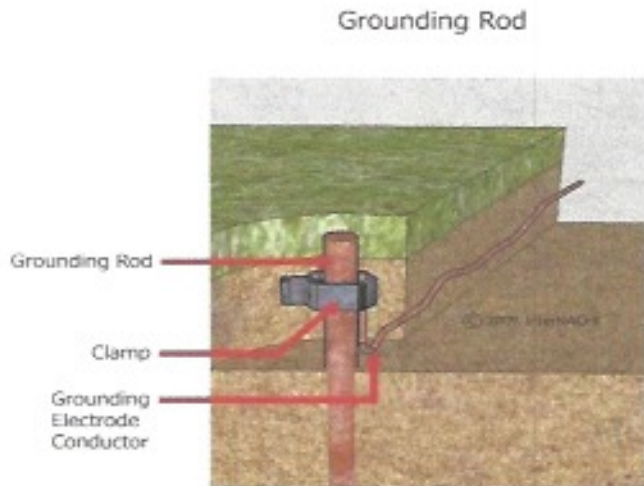
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- The electric system grounding rod is required to be 8' long (not verified) and should be fully driven into the ground to provide optimum grounding connection to earth and to prevent it being accidentally damaged or personal injury result from contact.

Illustration and current installation



- The installed grounding clamp at the ground rod is for use in a natural gas pipe application. Grounding rods are required to have an acorn grounding clamp.

Example of an acorn clamp and current installation



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** Repaired*

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- Panels are required to have at least 2 points of grounding to earth via ground cables.

Required example



- The ground and neutral bar, required to be in contact with the panel, do not appear to be. Normally a green grounding screw inserted in the bar at the top through the hole provided is present.

Example installation



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to repaired

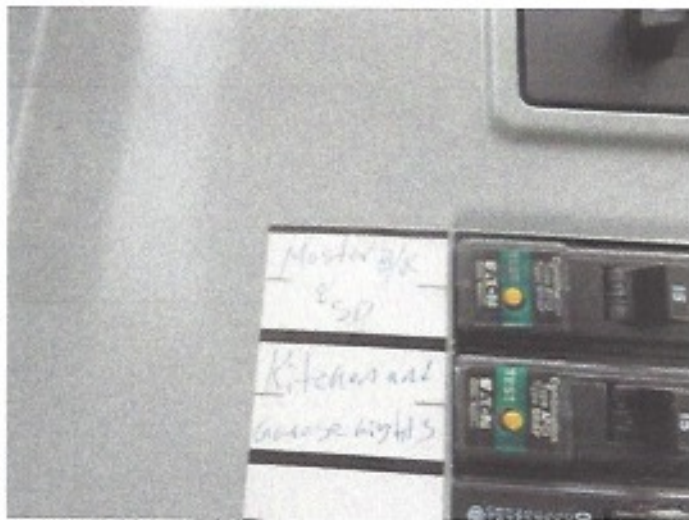
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AFCI - Arc Fault Circuit Interrupt

As of approximately 1/1/2008, all electrical fixtures, outlets, switches and smoke detectors in the home wired to single-pole 15 or 20 AMP circuit breakers {3902.11/IRC}, other than those apparatus protected by GFCI or GFCI/AFCI combination safety device, are required to be wired to AFCI safety circuit breakers in the main panel. Arc Fault Circuit Interrupt's are not installed as per the construction date of this home but can be added for fire safety coverage.

Example



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- All light switches and outlets are required to be provided a safety cover plate.

Example in the attic



- The left kitchen under-cabinet light did not illuminate.



changed the bulb

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Ground Fault Circuit Interrupt's (GFCI)

In the opinion of the inspector, the **Ground Fault Circuit Interrupt's (GFCI)** were not present or not functioning in all locations required including bathrooms, garage, exterior outlets, laundry room and kitchen as noted by example(s):

- All 15 – 20 AMP kitchen countertop outlets are required to be GFCI safety rated/protected. As of 9/2014, this includes the dishwasher and disposal outlets, if accessible - IRC{210.8(D)}.
- The outlet to the right of the oven is not GFCI rated as required.



* this is a desk - not a kitchen counter. no water next to it

- All outlets and light switches are required to have safety cover plates.



* put the covers back

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* added coolant
A/C is cooling
properly

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X X **B. Cooling Equipment**

Type of System: Central Electric – 60,000 BTU (5.0 - Ton)

Comments: A licensed HVAC contractor should be engaged to further inspect prior to the end of the option period

When operationally tested, the temperature differential between supply (conditioned air) and return air measured between 9°F and 13°F throughout the home. This measurement is outside the acceptable range of temperature differential of 16°F to 21°F and the unit did not appear to be installed or functioning as intended at the time of the inspection as noted by example(s):

- Supply (4) and return temperature examples around the house (10°F to 13°F temperature differential)



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- The left sink in the guest bathroom lacked adequate water flow.



changed filter

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- Guest bathroom tub lacking ready access



- The left sink in the Master bathroom was not functioning.



* could not duplicate
It drains fine

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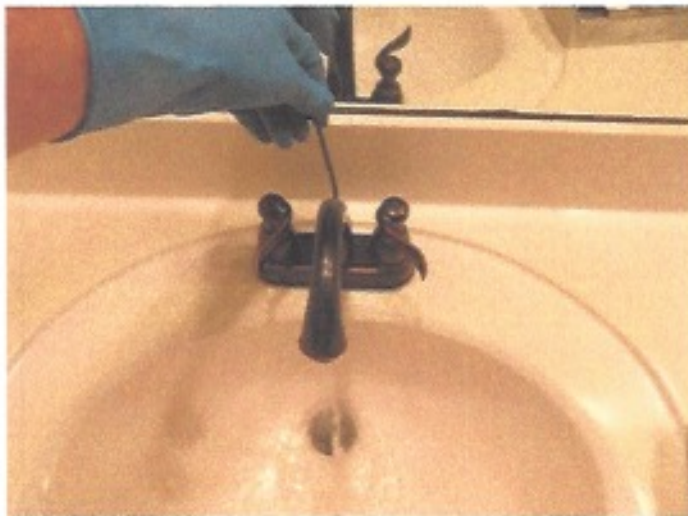
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- The bathtub stopper in the guest bathroom was not functioning. Initial brownish water was present.



water in the bath
had not been turned
on in a long time.
That's why brown
came out.

- The left sink stopper in the guest bathroom was not functioning.



* Repairing

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- The right sink in the guest bathroom was not functioning.



* will evaluate

- The main drain clean-out for the home is located in the rear plantings adjacent to the deck. There is a wire extended into the drain pipe.



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- The appliance is not secure beneath the countertop and can easily tip forward.



- There is a wet spot/leak beneath the kitchen sink.



* this is a stain
could not duplicate
a leak

X B. Food Waste Disposers – *Comments:*

In the opinion of the inspector, the disposal appeared to be installed and functioning as intended at the time of this inspection.

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X X **D. Ranges, Cooktops, and Ovens – Comments:**

In the opinion of the inspector, the electric oven and electric cook top burners appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The oven set at 350°F failed to achieve this temperature.



** could not duplicate
my thermometer
Reached 350*

- The oven light switch did not function.



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- The top left and bottom right burners did not achieve like temperatures as others while on the LO setting.

Top left, bottom left, bottom right and top right

** all 4 burners reached "Red hot" - could not duplicate*

