

TEXAS

PREMIUM INSPECTIONS



519 Pedroso Dr, Crosby, TX

Inspection prepared for: Jose Larios

Real Estate Agent: -

Date of Inspection: 12/1/2018 Time: 9:00 AM

Age of Home: 2017 Size: 2600

Weather: 72Â°, clear skies, for intents of this report structure faces north, occupied

Order ID: 1043

Inspector: Derek Pages

License # 22739

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texaspremiuminspections.com

Property Inspection Report

PROPERTY INSPECTION REPORT

Prepared For: Jose Larios
(Name of Client)

Concerning: 519 Pedroso Dr, Crosby TX
(Address or Other Identification of Inspected Property)

By: Derek Pages, License # 22739 12/1/2018
(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

We appreciate the opportunity to conduct this inspection for you!

Please carefully read your entire Inspection Report. If you desire, call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE OR AN INTRUSIVE OR INVASIVE INSPECTION OF THE STRUCTURE, SYSTEMS, OR COMPONENTS. IT IS ONLY A VISUAL GENERAL OVERVIEW OF THE PROPERTY.

NOTE: We DO NOT and CANNOT test or inspect for MOLD anywhere inside or outside the home. If you feel it necessary to have a thorough inspection for mold, you will need to contact a specialized licensed inspector that is properly certified.

This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risks 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspections, 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.

The inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number and or email) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including but not limited too telephone and or email) regarding special services to benefit you and your family. You have the complete opportunity to opt out at any time.

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The Inspection Report is copyrighted (including, when applicable, any addenda and test results) and is prepared for the exclusive use and benefit of the named Client on the report, unless otherwise specified by law. Reports are non-transferable and may not be used or relied upon by other parties without the written consent of both the Client and Company.

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):

- The home foundation consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings.
- Foundation construction included a post-tensioned slab-on-grade. Post-tensioning is a method in which cables embedded in the concrete floor slab are placed under permanent tension by stretching them. This places the entire concrete slab under compression, which improves its performance. Care must be taken during any renovations not to damage cables by drilling or cutting into the concrete slab or shooting steel pins into concrete with a powder-actuated tool. This condition can be dangerous and may cause serious or fatal injury.

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings. The foundation is in satisfactory condition. This item is performing its intended function at the time of inspection and did not seem to need immediate leveling at this time.
- One or more corner cracks / spalling was observed. This is quite typical in all houses due to the fact it is difficult to reinforce that area. There is no reason for concern and there is no foundation issue causing it. This should be patched or repaired.



Common corner crack

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B. Grading and Drainage

Comments:

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
- Only portions of the roof had gutters and downspouts installed. The Inspector recommends installation of a full gutter system to help protect the home structure and occupants.

• The Inspector observed few deficiencies in the condition of the roof drainage system. Notable exceptions will be listed in this report.

- Gutters and downspouts were fabricated from aluminum.
- The Inspector observed no deficiencies in the condition of the gutters. Satisfactory - this item is performing its intended function at the time of the inspection. Grading, drainage, gutters, downspouts and extensions are all in satisfactory condition.
- The Inspector observed few deficiencies in the condition of the downspouts. Notable exceptions will be listed in this report.
- The building site was moderately sloped with a bank.
- One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 5 feet from the foundation.
- Recommend all downspouts, roof drains must discharge a minimum of 5' (five feet) from footing or too an approved drain system
- Lack of gutters in some areas has allowed rain run off to cut trenches by the foundation. Recommend addition of more gutters to prevent further damage.



Gutter discharges to foundation



Only partial gutters



Rain draining from the roof is cutting a trench

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Type(s) of Roof Covering:

- The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Viewed From / Roof Type:

- The Inspector evaluated the roofing materials and components from a ladder at the roof edge and from the ground with binoculars.
- The Inspector was unable to safely get on or walk the roof due to its height and/or steep slope and inspected the roof-covering materials and components from a ladder and/ or from the ground with binoculars. Under current TREC Standards of Practice, inspectors are only required to have equipment to reach to the height of a single story roof, 16' ladder.
- The home had a a combination of gable and hip roofs.

• The inspection does NOT imply insurability or warrantability of the structure or its components. The inspector is NOT required to identify all potential hazards.

Comments:

- The inspector observed no deficiencies when inspecting roof edge flashing.
- The underlayment was hidden beneath the roof-covering material. The inspector was able to view underlayment edges only at representative areas around the perimeter of the roof. The majority of underlayment was not inspected and the Inspector disclaims responsibility for evaluating its condition or proper installation.
- The Inspector observed no deficiencies in the condition of the underlayment visible at the time of the inspection. Most underlayment was hidden by the roof-covering material and was not inspected.
- The Inspector observed no deficiencies in the condition of the flashing and vents.
- The Inspector observed few deficiencies in the condition of the composition asphalt shingle roof-covering material. Notable exceptions will be listed in this report.

• Shingles are lifting away from the roof structure, caused by various reasons, allowing strong winds to penetrate and create further damage and greatly reducing the life expectancy which has been compromised. Recommend a licensed qualified roofing contractor to evaluate and repair or replace as needed.

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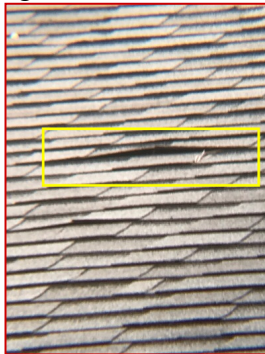
Laminated (architectural) shingles



Roof general



Roof general



Lifted shingle



Roof general

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D. Roof Structure and Attics

Viewed From:

- The Inspector evaluated the attic from the access hatch.
- Due to the fact of unsafe conditions, no walk way or platforms, the inspector deemed it, under reasonable judgment, unsafe to proceed throughout the rest of the attic. The entire attic was not inspected and the Inspector disclaims any responsibility for confirming its condition.

The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.

- The attic was accessed through a hatch in the upstairs hallway.

Approximate Average Depth of Insulation:

- Attic floor insulation depth averages 12-14 inches.
- A foil-like radiant barrier was installed on the underside of roof sheathing in the attic. Radiant barriers reflect heat, reducing cooling costs in warm weather and heating costs in cold weather. Radiant barriers are typically installed on top of the attic floor.
- The attic floor was insulated with blown-in fiberglass, a white,gray, yellow or pink fluffy material.

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.
- The Inspector observed no deficiencies in the condition of electrical components visible in the attic at the time of the inspection.
- The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.
- Due to the fact that the sheathing is covered with radiant barrier the inspector was limited in viewing the actual sheathing material making it difficult to comment on the condition.
- A combination of soffit and continuous ridge vents were installed to ventilate the attic space. This is typically an effective combination.

• The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the

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tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

- At the time of the inspection, it appears to the Inspector that there are no deficiencies in the condition of roof structure ventilation.



Sealed insulated attic hatch in upstairs hallway



Fiberglass blown insulation



Attic general



Attic general



Attic general



Attic general

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls of the home appeared to be conventional wood framing covered on the exterior by brick cladding.
- Exterior walls are covered with hardy board
- Interior walls are covered with drywall.

Comments:

• The Inspector observed no deficiencies in the condition of brick exterior walls. Inspection of brick veneer typically includes visual examination of the following:

- brick exposed surface condition
- mortar joint condition
- provision for drainage of the air space (weep holes or wicks)
- brick support ledge condition (when visible)
- lintel conditions
- overall installation quality

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the Hardy Board siding covering the exterior walls of the home. Inspection of typically includes examination of installation practices and visible condition.

• At the time of the inspection, the Inspector observed few deficiencies in the condition of walls in the home interior. Notable exceptions will be listed in this report.

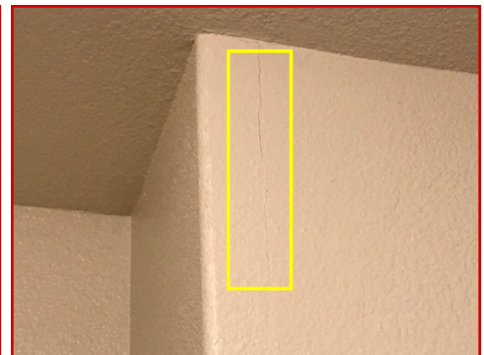
• Small cracks were observed on the walls. This is not a structural issue but appeared to most likely be a minor settling event of the structure and should not be a concern. Recommend patching to resolve the issue.



Separation in trim at stairs



Nail pop in stairway wall



Minor drywall crack in upstairs bathroom

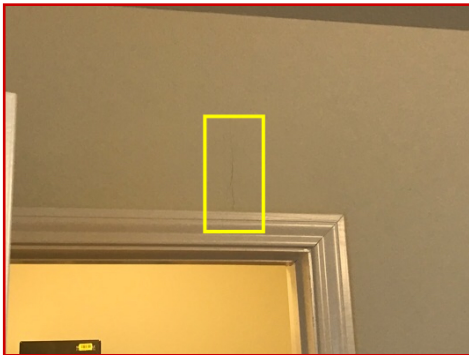
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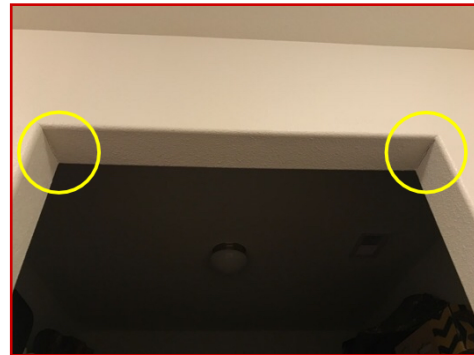
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Minor crack above door in upstairs bedroom closet



Minor cracking at master closet

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling has drywall on it.
- Floor is covered with carpet, Vinyl.

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.
- At the time of the inspection, the Inspector observed a few deficiencies of the floors in the home. Notable exceptions will be listed in the report.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of vinyl floors in the home.
- Carpet tacks could be felt in the tack strip between the living room and dining room. You may wish to have this corrected by a qualified professional.



Carpet tacks can be felt in the seam between the living room and dining room

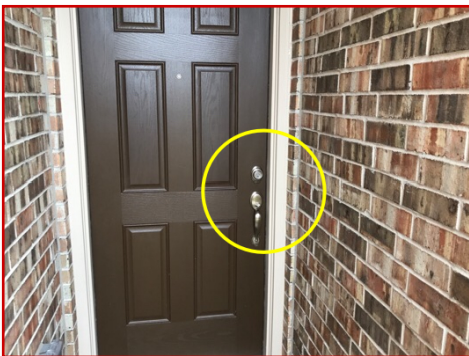
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G. Doors (Interior and Exterior)

Comments:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior doors. Notable exceptions will be listed in this report.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the interior doors. Notable exceptions will be listed in this report.
- Exterior doors rattled when closed and would benefit from having the strike plate trim tabs adjusted. The Inspector recommends adjustment by a qualified contractor.
- Daylight visible around exterior doors was apparent at the time of the inspection. Methods used to prevent exterior leakage at doors typically can be resolved by adjusting the striker plate on the door jamb. Homes without effective seal against air leakage at doors will incur higher annual heating/cooling costs and occupants may experience lower comfort levels than with a similar home with doors effectively weather-sealed. The Inspector recommends repair as necessary by a qualified contractor.
- The latch bolt of an interior door to the master bedroom did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.
- Interior door in the upstairs bathroom of the home exhibited minor damage at inspection. Recommend repair by a qualified professional due to the possibility for moisture intrusion.



Front door rattles when closed



Light visible at rear door and door rattles when closed



Minor damage to door in upstairs bathroom



Master bedroom door does not latch

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Window Types:

- single hung windows are present.
- Double pane insulated glazing.
- Windows are made of vinyl.

Comments:

• The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

• At the time of the inspection, the Inspector observed few deficiencies in the interior condition and operation of windows of the home. Notable exceptions will be listed in this report.

• A window in the upstairs living room of the home had a cracked or broken pane.



Cracked window pane in upstairs living room

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

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase.

Inspection of staircases typically includes visual examination of the following:

- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

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Stairs ok

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

Locations:
Types:
Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

- The Inspector observed no deficiencies in the condition of this patio at the time of the inspection.

Inspection of the patio typically includes examination of the:
surface for...

- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling.

roof or cover and its supporting structure

- This patio was located in the rear of the home.
- This patio was constructed of poured concrete.



Patio slab in rear, ok, no cover

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Materials:

Comments:

- HOUSE ADDRESS NUMBERS -- the house address numbers were at least 4" tall and visible from the street, for safety and emergency purposes.



House numbers ok

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the exterior on the left of the structure.
- The Service meter was located on the exterior next to the Service Panel.

Materials and Amp Rating:

- The main service wire to the service panel was aluminum wiring.
- 150 amp main service
- The manufacturer's label listed the panel rating as 225 .
- 15, 20, 30, 40, 50, 60 amp breakers present.

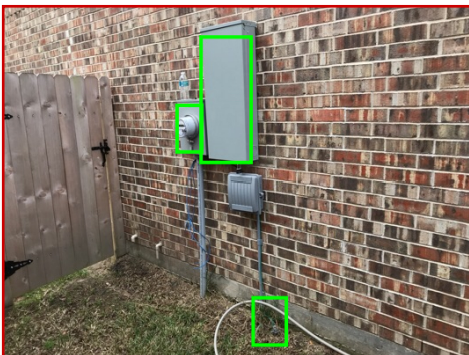
Comments:

- Service entrance is underground
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the service panel.

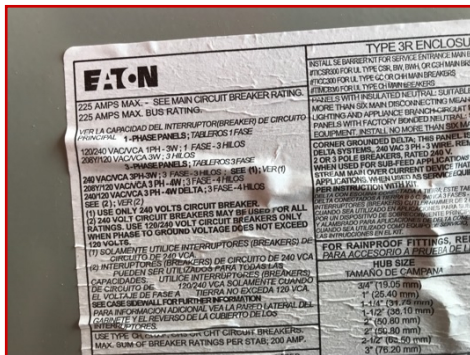
Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

- The service panel brand was Eaton.



Service panel, meter and driven rod ground on left of house



Eaton panel, 225 amp max rating



150 amp main breaker

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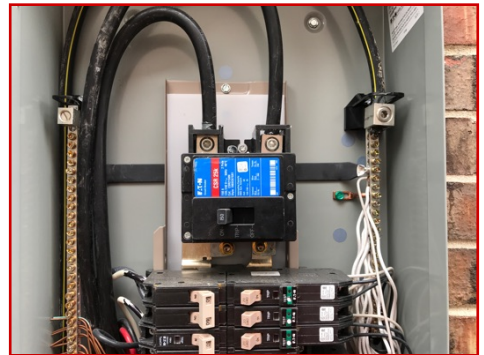
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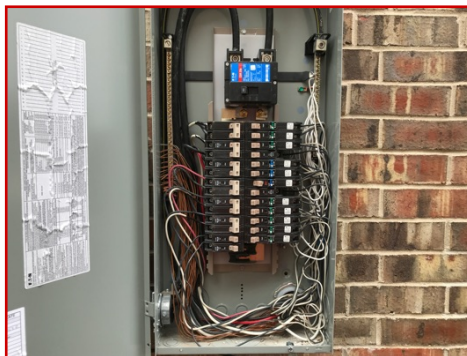
Dead front is clean, all breakers marked, AFCI and GFCI breakers present



Aluminum mains with anti oxidant present



Appropriate bonding



No deficiencies found on panel interior

X			
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- There is copper wire present serving the branch circuits.

Comments:

- Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.
- At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.
- At the time of the inspection, the Inspector observed no deficiencies in the response of exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacles.
- No doorbell was installed in the home at the time of the inspection.

• Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Other
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Materials:

- At the time of the inspection, the inspector observed a few deficiencies in the condition of the smoke detectors. Notable exception will be listed in the report.

Observations:

- One or more smoke detector are chirping. This item should be repaired as it poses a potential safety hazard.



Smoke detector in upstairs bedroom is chirping

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:

- The Furnace unit was an electric forced hot air system.
- The home has a split system.

Energy Sources:

- The furnace was located in the attic.

Comments:

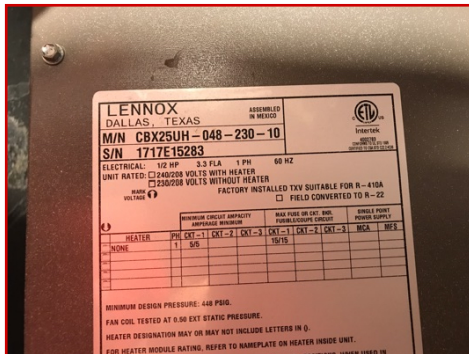
- At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.

Inspection of the furnace typically includes examination/operation of the following:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components
- This furnace was manufactured by Lennox.
- The photo shows the information marked on the furnace label or data plate.



Thermostat in living room



Lennox electric forced air furnace, mfg 2017



Electric shut off

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D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of Systems:

- The air conditioning system has 1 split system(s) in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.
- As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.
- Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.
- The home has 1 **A/C** condenser unit(s) located on the rear of the house.
- The A/C manufacturer was Lennox
- Information from the air-conditioner label/data plate is shown in the photo.

- The A/C system is charged with R-410A.

Comments:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the air-conditioning system. Notable exceptions will be mentioned in this report.
- At the time of the inspection, the system responded to the call for cool air.
- The Temperature differential is within specs of code, variation required between 15* - 20* difference between the air intake and air exhaust averaged out of several vents. Current temperature variance was apx. 17*.
- **At the time of inspections, rust was observed in the catch pan under the A/C Air Handler unit in the attic and evidence showed that it leaked significantly to the exterior. There is no evidence of present moisture, the rust was most likely caused by a prior overflow from the secondary drain and allowed to sit. Recommendations would be to have a qualified licensed professional to further evaluate the unit to determine the cause of the moisture.**



Minor rust in catch pan, no moisture



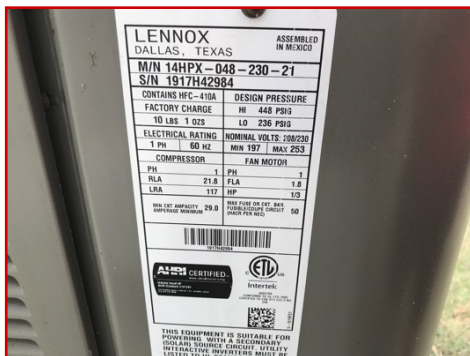
Rust stains from the AC secondary drain



AC in rear of house

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

I	NI	NP	D
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Lennox 4 ton unit, R-410A, max 50 amp breaker, mfg 2017



Line insulation is ok

C. Duct Systems, Chases, and Vents

Comments:

- Filter is located in the interior area ceiling.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

• The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

• One or more air filters for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.

Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.



Upstairs return, dirty filter



Down stairs return, dirty filter

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I	NI	NP	D
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IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Water Meter is located on the North side of the structure

Location of Main Water Supply Valve:

- The Main Water Shut Off Valve is located in the garage
- The home water was supplied from a public source.

Comments:

- Water pressure measured 70 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.
 - The plumbing material used was made out of CPVC.
 - At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.
 - At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathrooms.
 - At the time of the inspection, the Inspector observed no deficiencies in the condition of all bathroom sinks.
 - All bathroom sinks had functional flow and functional drainage at the time of the inspection.
 - The bathroom sink faucet(s) appeared to be in serviceable condition at the time of the inspection.
 - The bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
 - The toilets in the bathrooms were flushed and operated in a satisfactory manner.
 - At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components.
- Tub inspection includes testing for:
- Functional flow;
 - Functional drainage; and
 - Operational shut-off valves, faucet, and diverter valve
-
- The tub had functional flow and functional drainage at the time of the inspection.
 - The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
 - Functional flow;
 - Functional drainage
 - Proper operation of shut-off and diverter valves, and faucet; and
 - Moisture intrusion of walls and pan.
 - The shower had functional flow and functional drainage at the time of the inspection.
 - At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

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I	NI	NP	D
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Water meter in front yard



Main water shut off in garage



Static pressure approximately 70 psi

B. Drains, Wastes, and Vents

Comments:

- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection. Satisfactory - All drains, waste and vents are in satisfactory condition. This items is performing its intended function at the time of inspection.

C. Water Heating Equipment

Energy Source:

- This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.
- Water heater is located in the garage.
- The water heater was manufactured by Rheem.

Capacity:

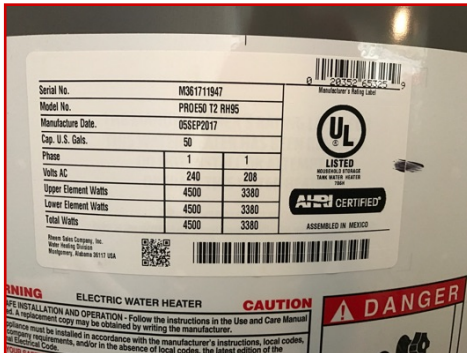
- Unit is 50 gallons.

Comments:

- At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the water heater. Notable exceptions will be listed in this report.
- The CPVC threaded coupler attaching the CPVC drain pipe to the **IPR Valve** is inappropriate and not approved material. The temperature rating of the pipe could cause the threads to melt, allowing the drain pipe to come unattached and allow extreme hot temperature moisture intrusion to cause damage to surrounding area and or persons. Next time the unit is serviced or replaced, inspector would recommend a licensed and qualified plumber to repair as needed.

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

I	NI	NP	D
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Rheem 50 gal electric water heater, mfg 2017



Catch pan ok



Coupler should be Metal



Water and electrical connections ok

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

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

V. APPLIANCES

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

- The dishwasher, drain, trays, soap door, springs and all other components are in satisfactory condition. This item is performing its intended function at the time of inspection. We do not test the individual cycles to see if they perform. That falls outside of the scope of a General Home Inspection.

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I	NI	NP	D
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Dishwasher appeared to operate normally at inspection

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B. Food Waste Disposers

Comments:

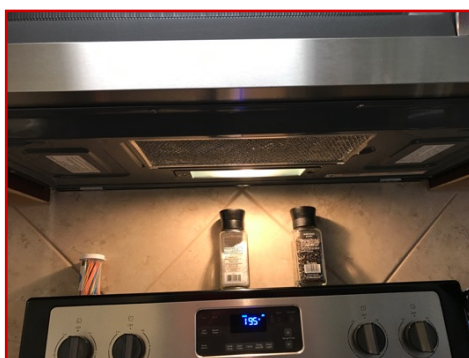
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal. This item is in satisfactory condition and is performing its intended function. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.

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

Comments:

- The exhaust vent of the range hood discharged exhaust to the home exterior.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.



Vent hood ok at inspection

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I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

- The range appeared to be equipped with an anti-tip device designed to prevent overturning.
- The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures. The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.
- The electric range, burners, light, and all its components are in satisfactory condition. This item was performing its intended function at the time of the inspection.



All burners functioning properly



Unit appeared to be fastened down at inspection

E. Microwave Ovens

Comments:

- The built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable and in satisfactory condition at the time of inspection. This item is performing its intended function. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.



Microwave detector showing unit functioning properly

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I	NI	NP	D
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<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:

- All bathroom exhaust fans, heaters, and vent piping appeared functional and in satisfactory condition, at time of inspection. This item is performing its intended function. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.

I=Inspected

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D=Deficient

I NI NP D

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

- The home had a two-car attached garage.
- There is one 16' upgraded insulated metal type sectional roll up door installed on the garage.

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.
- The overhead garage door tracks appeared to be correctly installed and stable at the time of the inspection.
- The overhead garage door was equipped with an automatic opener.
- The automatic garage door opener responded to the controls at the time of the inspection. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.
- The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have the it inspected by a qualified contractor or technician.
- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.
- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.
- At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.
- Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.
- The garage floor had common shrinkage cracks. These cracks are not a structural concern, but most likely are caused from improper or low tension on the cables installed. Check the engineer's certificate to verify that the proper tension during curing was established.
- The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls

I=Inspected

NI=Not Inspected

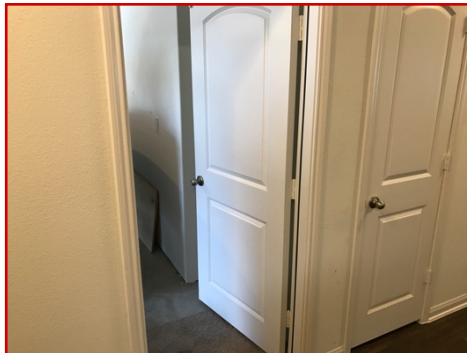
NP=Not Present

D=Deficient

I	NI	NP	D
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are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.
- The man door in the wall between the garage and the home living space did not have operable self-closing hinges or self closing apparatus as is required by generally-accepted current safety standards.



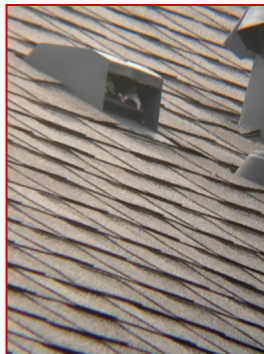
No self closing hinges on Man door

X			
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H. Dryer Exhaust Systems

Comments:

- The visible part of the dryer vent tube and vent cover are in satisfactory condition. This item is performing its intended function at the time of the inspection.
- The dryer vent terminated vertically into the laundry room wall, through the attic and out through the roof.
- Could not fully inspect the dryer vent, it is obscured by the dryer, wall, cabinetry, drywall, vent cap, etc. which lies beyond the scope of a General Home Inspection to move equipment or disassemble items.



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NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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Materials:

Observations:

- The washer and dryer were not inspected or tested due to the fact that it falls outside of the General Scope of a Home Inspection, as washers and dryers are not generally transferred with the house. If any washer or dryer is present, we do not operate or test them. If the operation and installation of these units are important to you, you should have someone familiar with their operation and installation check them for you.
- As refrigerators are not generally transferred with the house, the operation and installation of refrigerators are not part of a general home inspection. If a refrigerator is present, we do not operate or test them. If the operation and installation of these units are important to you, you should have someone familiar with their operation and installation check them for you.



Not inspected



Not inspected



Not inspected

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 5 feet from the foundation. • Recommend all downspouts, roof drains must discharge a minimum of 5' (five feet) from footing or too an approved drain system • Lack of gutters in some areas has allowed rain run off to cut trenches by the foundation. Recommend addition of more gutters to prevent further damage.
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Shingles are lifting away from the roof structure, caused by various reasons, allowing strong winds to penetrate and create further damage and greatly reducing the life expectancy which has been compromised. Recommend a licensed qualified roofing contractor to evaluate and repair or replace as needed.
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Small cracks were observed on the walls. This is not a structural issue but appeared to most likely be a minor settling event of the structure and should not be a concern. Recommend patching to resolve the issue.
Page 11 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Carpet tacks could be felt in the tack strip between the living room and dining room. You may wish to have this corrected by a qualified professional.
Page 12 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Exterior doors rattled while closed and would benefit from having the strike plate trim tabs adjusted. The Inspector recommends adjustment by a qualified contractor. • Daylight visible around exterior doors was apparent at the time of the inspection. Methods used to prevent exterior leakage at doors typically can be resolved by adjusting the striker plate on the door jamb. <p>Homes without effective seal against air leakage at doors will incur higher annual heating/cooling costs and occupants may experience lower comfort levels than with a similar home with doors effectively weather-sealed. The Inspector recommends repair as necessary by a qualified contractor.</p> <ul style="list-style-type: none"> • The latch bolt of an interior door to the master bedroom did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor. • Interior door in the upstairs bathroom of the home exhibited minor damage at inspection. Recommend repair by a qualified professional due to the possibility for moisture intrusion.
Page 13 Item: H	Windows	<ul style="list-style-type: none"> • A window in the upstairs living room of the home had a cracked or broken pane.

ELECTRICAL SYSTEMS		
Page 18 Item: C	Other	<ul style="list-style-type: none"> • One or more smoke detector are chirping. This item should be repaired as it poses a potential safety hazard.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 20 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • At the time of inspections, rust was observed in the catch pan under the <u>A/C</u> Air Handler unit in the attic and evidence showed that it leaked significantly to the exterior. There is no evidence of present moisture, the rust was most likely caused by a prior overflow from the secondary drain and allowed to sit. Recommendations would be to have a qualified licensed professional to further evaluate the unit to determine the cause of the moisture.
Page 21 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • One or more air filters for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: <ul style="list-style-type: none"> - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.
PLUMBING SYSTEM		
Page 24 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • The CPVC threaded coupler attaching the CPVC drain pipe to the <u>TPR Valve</u> is inappropriate and not approved material. The temperature rating of the pipe could cause the threads to melt, allowing the drain pipe to come unattached and allow extreme hot temperature moisture intrusion to cause damage to surrounding area and or persons. Next time the unit is serviced or replaced, inspector would recommend a licensed and qualified plumber to repair as needed.
APPLIANCES		
Page 30 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The man door in the wall between the garage and the home living space did not have operable self-closing hinges or self closing apparatus as is required by generally-accepted current safety standards.