

PROPERTY INSPECTION REPORT

Prepared For: Lauren & Scott Kastner
(Name of Client)

Concerning: 2127 Stacy Glen, Houston, TX 77008
(Address or Other Identification of Inspected Property)

By: Tommy Thompson TREC # 2714 3/30/2017
(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, weather 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 as Deficient 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.

Report Identification: 170330A

This property inspection is not an 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 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 action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in the 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;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Report Identification: 170330A

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 THE 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

*THE ABOVE INFORMATION WAS WRITTEN BY AND REFLECTS THE VIEWS OF THE
TEXAS REAL ESTATE COMMISSION (TREC)*

Changes made by anyone other than the named inspector above to this document will not represent the original intent of the inspector. Please note this Inspection Report is a copyrighted document exclusively issued to the client listed on this report. It is a fraudulent offense to make amendments and/or additions to this document under both state and federal law. Only this un-amended report and the Inspector's copy will be considered original.

This inspection does not cover any condition or damage which was not visible on the structure at the time of the inspection *but which may be revealed in the course of repair or replacement work.*

Regardless of whether the side boxes are checked or not, all "bulleted" items described in this report will be considered as "Deficient" by the Inspector in accordance with the *CURRENT* TREC Standards of Practice rules (TREC SoP). All underlined items or areas will be specifically related to the deficient items. Buyer's opinion may differ regarding these deficiencies.

All illustrations and/or photographs used in this report are only samples of a deficiency. Not all deficiencies will be photographed! Please read the complete report for all viewed deficiencies and possible locations.

REPORT IDENTIFICATION: 170330A



**127 Stacy Glen
Houston, TX 77008**

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Shared Slab-on-Ground**

Comments:

Slab-on-ground foundations are the most common type of foundation in the Greater Houston Area for residential homes. When supported by active and/or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually minor cracking in the sheetrock, brick veneer, and floor tiles) and possibly some minor functional problems such as binding doors and/or windows. Any owner or purchaser of a structure built on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement in the future.

DESCRIPTION

Structure Design: **Townhouse**

Construction Year (Approx): **2004**

OBSERVATIONS

- **Trees and/or large shrubs were viewed near the foundation of the house. This condition may, at some point in time, affect the structure and possibly cause differential movement to the foundation. Alternative precautions such as root barriers or tree removal should be considered for the prevention of structural damage to the foundation.**

OPINION ON PERFORMANCE

In my opinion, the foundation was performing its intended function and no substantial stress was viewed during the inspection in accordance with the TREC SoP rules.

Weather conditions, load-bearing soils, drainage, leakage, or other adverse factors such as trees, shrubs, or the potential unknown foundation design and workmanship are able to adversely affect foundations. The inspector's opinion is not based on absolute fact or engineering analysis but a visual observation of accessible and unobstructed areas of the structure at the time of the inspection.

Please remember that all slab foundations are not poured level on the ground during the original construction phase. This will account for some of the unlevel surfaces found during the inspection period. Normally, the combination of distress signs (cracked and gapped brick surfaces, exterior wall trim gaps and movements, binding and out-of-square windows and doors, diagonal cracks in the interior drywall, and sloping floors) will determine if or how severe the settlement/movement is.

Acceptance of present and future conditions, performance, and maintenance rests solely with the buyer(s).

No determination regarding the future integrity of this structure is made or inferred. This inspection and report are strictly limited to my observation of the readily visible portions of this structure and all non-visible items and/or areas are specifically excluded.

B. Grading and Drainage

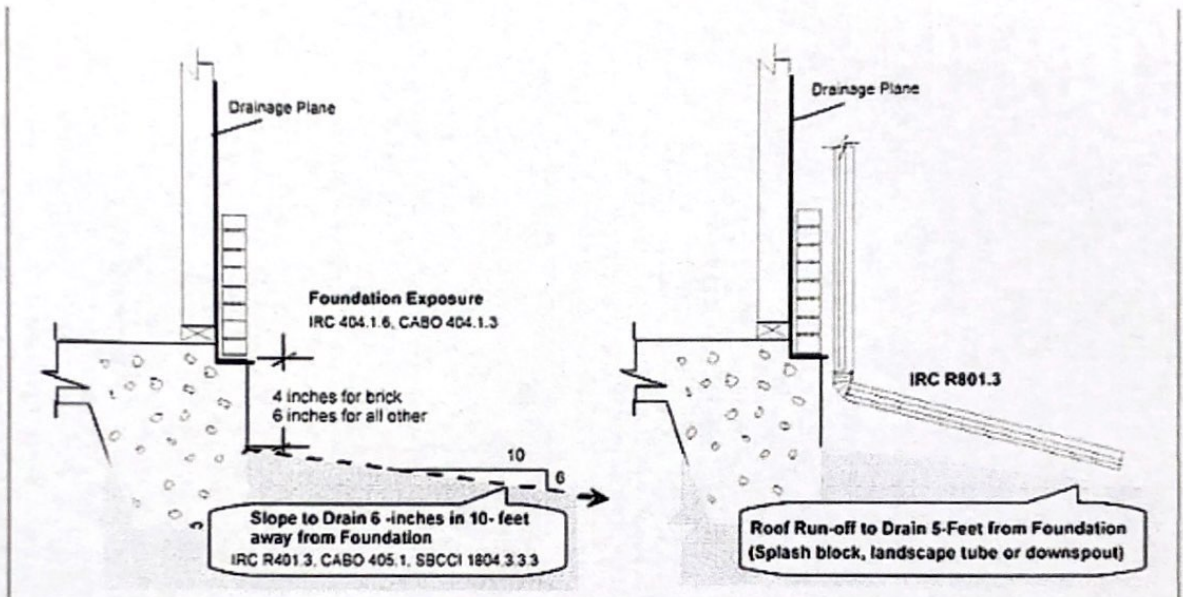
Comments:

This inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure. Area drains (if present) are not tested for water flow, blockage, and/or termination points. (CONTINUED)

I=Inspected				NI=Not Inspected	NP=Not Present	D= Deficient	Inspection Item
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OBSERVATIONS

- The splash pads or irrigation pipes were missing from the bottom of the downspouts at some locations next to the grade beams. Discharging water next to the slab can create adverse conditions and settling in the future.
- High surface levels (soil) were viewed at the grade beam. These levels should be lowered at least two to three inches from the top of the foundation to prevent possible moisture and insect penetration.



IRC Texas Residential Bldg. Code R801.3 under the "Roof-Ceiling Construction" Chapter 8 relating to roof and ceiling construction states that; Roof Drainage - "shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least 5 feet from foundation walls or to an approved drainage system". [Note: A gutter is a controlled method of water disposal from a roof surface that collects and discharges through downspouts outward from the foundation. An approved drainage system is one that is designed by a professional engineer using proper standard engineering practices in order to not affect the load-bearing soils around the foundation for disposal of the water to the storm sewer.]

IRC Texas Bldg. Code R401.3 Drainage. "Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection (using standard engineering accepted practices) so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet"

IRC Texas Bldg. Code R404.1.6. Height above finished grade. "Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches where masonry veneer is used and a minimum of 6 inches elsewhere".

Improper grading can affect the structural performance of the foundation that is placed on expansive soils. The finished grade should provide a downward slope away from the home along the foundation walls so water flows away from the structure and off of the site.

MASTER CODE BOOK SERIES

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C. Roof Covering Materials

Types of Roof Covering: Composition

Viewed From: Ground Level

Comments:

Water or moisture penetration can occur at anytime. It is not possible for anyone to state that any roof is water tight or leak free, particularly if significant rainfall did not occur during or just prior to the inspection.

OBSERVATIONS

The roof was inspected by an independent roofing contractor during the home inspection. All results should be reviewed by the buyer.

D. Roof Structures and Attics

Viewed From: Mechanical work area only

Approximate Average Depth of Insulation: Blown-in. 2 to 10 Inches

Comments:

DESCRIPTION

Radiant Barrier: No

Attic Ventilation: Soffit Vents, Ridge Vents

OBSERVATIONS

- **The attic area needs to be cleaned from all product boxes, wood pieces, garbage and debris from the walkway and insulation areas. All remaining tile, grout products, and carpet pieces should be moved to a remote area in the attic – not in the front pathways.**



- **Clean all insulation and debris from the mechanical drain pan under the air handler and water heater. The present condition may create the pans to overflow if water leaks should occur from the unit.**

(CONTINUED)

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- The attic insulation in some areas is considered to be sub-standard and needs to be re-installed and evened out where it has been *but not limited to*: disturbed by service personnel and compressed by stored items and debris. The minimum insulation value of R-30 (10 to 12 inches) is needed for the minimum performance of the insulation.



E. Walls (Interior & Exterior)
Comments:

OBSERVATIONS

- All exterior wall penetrations need to be properly sealed at the wall coverings. Cracks, gaps, and separations allow water to "wick" along the penetrations back into the interior structural portion of the wall. Minor sealant repairs should be performed around all lights, electric boxes, pipes, vent caps, and any other unsealed wall penetration.



- Deteriorated/weathered wood areas were viewed at *but not limited to*: rear exit door jambs. All deteriorated wood areas should be replaced and not just covered with wood filler, caulk, and/or paint. Other areas of deterioration may be hidden under painted, sealed, or non-accessible or viewable surfaces.
- Water staining and minor damages on the walls were noted in *but not limited to*: the rear exit door in the bedroom. All discolored areas need to have the stain source located, investigated, and properly sealed if necessary.

(CONTINUED)

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- The wall cracks and separations in the bathtub and/or shower joint areas need to be re-sealed with a flexible sealant to prevent water penetration into the subwall area.

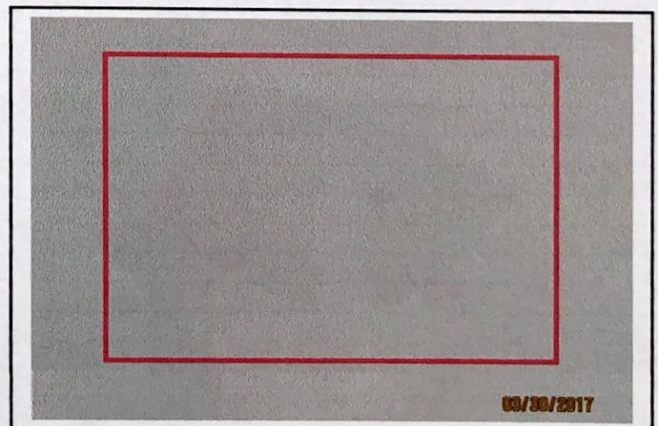


F. Ceilings and Floors

Comments:

OBSERVATIONS

- Readily visible stains were viewed on the ceilings located in *but not limited to:* the garage. All discolored areas need to have the stain source located, investigated, and properly sealed if necessary.



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I NI NP D

Inspection Item

G. Doors (Interior & Exterior)

Comments:

Visible components and operations were found to be in acceptable condition during the inspection.

H. Windows

Comments:

OBSERVATIONS

- In dwelling units, where the opening of an operable 2nd floor window is located more than 72 inches above the finished outside grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. (R-612.2 Window sills.) This violation was found in *but not limited to*: upstairs bedrooms.



I. Stairways (Interior & Exterior)

Comments: Ref: International Residential Code (IRC)

OBSERVATIONS

Visible components were found to be in acceptable condition during the inspection.

J. Fireplaces and Chimneys

Comments: OPERATIONAL

DESCRIPTION

Fireplaces: Steel Firebox w/Gas Logs

Chimneys: Metal Flue Pipe

OBSERVATIONS

- The remote control box was not operational during the inspection.

NOTE: This unit is considered a gas appliance and is not designed for solid fuel (wood) burning.



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K. Porches, Balconies, Decks and Carports
Comments:

OBSERVATIONS

Visible components were found to be in acceptable condition during the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments: OPERATIONAL

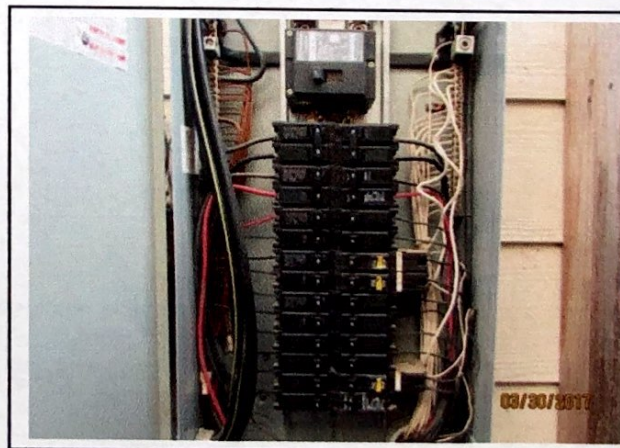
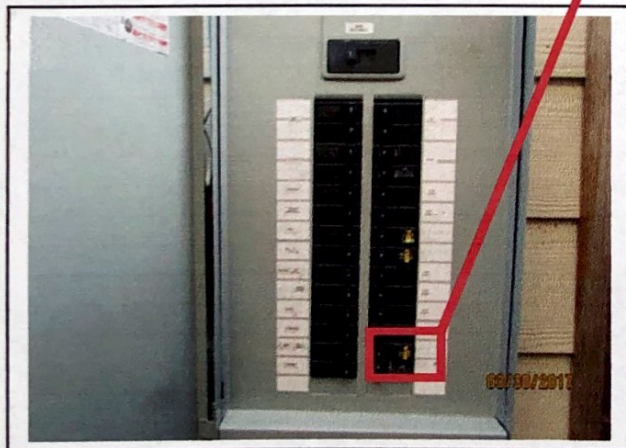
DESCRIPTION

Size of Electrical Service: One 150-amp main panel
Service Entrance Wires: Underground
Service Wire Size & Material in Main Panel: 2/0 AWG Aluminum
Visible Service Ground: Ground Rod Connection
Location: Rear Side Of The House

OBSERVATIONS

NOTE: As of January 1, 2014, the lack of AFCI devices in the panels is not required to be reported as deficient in accordance with the TREC New Standards of Practice. These devices will only be reported as deficient if they are present, tested, and found not to be operational.

- AS OF SEPTEMBER 1, 2015 the Texas Real Estate Commission has determined that the lack of a properly-bonded gas system in a house is a hazardous deficiency. The gas meter piping system was not viewed as being properly bonded/grounded to today's current requirements. (See TREC FORM OP-1 or the bottom of page two of this report)
- Improper ground clamps were used on the ground wire connection points to the ground rods. This type clamp is only designed for pipe applications – not ground rods. An "acorn" type exterior clamp should be installed on the ground rod. (Ref: NEC 110.3(B))
- The AFCI device in the lower panel does not "trip" at the test button or plugs and lights in the bedroom. This device is not operational or improperly wired. Replacement is needed.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
Comments: OPERATIONAL

DESCRIPTION

GFCI Device Locations: DEFICIENT
Smoke Detector Locations: Sufficient
Door Bell System: DEFICIENT – Exterior button is loose

NOTE: Smoke alarms are not tested for function or proper installation. Texas HB 2118, Sept. 1, 2007; states that this is to be done by a specific licensee under (17) "Residential fire alarm technician" means a licensed individual who is designated by a registered firm to install, service, inspect, and certify residential single-family or two family fire alarm or detection systems." Only a licensed alarm contractor can determine if the smoke alarms are in conformance with Chapter 766, Health & Safety Code as listed under the seller disclosure part of HB 2118. An alarm company specialist can assist with the inspection, repair, or installation of a smoke alarm system. **All smoke alarms need to be replaced every ten years.**

NOTE: Inspection of low voltage wiring systems such as: cable TV, telephone wires, low-voltage lighting, alarm wiring, speaker or video wiring are not a part of this inspection or report.

NOTE: Any light fixture circuit with a photocell and/or timer installed will not be tested unless otherwise noted.

NOTE: Underground wiring and/or underground conduit/lighting systems are not apart of this *visual* inspection.

NOTE: Plug receptacles are tested for operation, grounding, polarity, and GFCI devices in the required locations. Not all plugs will be tested because of the lack of plug accessibility or the inspector's choosing.

OBSERVATIONS

- In accordance with the:
Texas Real Estate Commission Rule 535.229(B)(3)(A)(vii)
2011 National Electric Code 210.8(A)(7),
A GFCI protected circuit should be located at all exterior and all garage receptacles (including ceiling receptacle), all kitchen countertops and food preparation areas, and **ALL OTHER RECEPTACLES WITHIN 6 FOOT OF A SINK OR TUB (dishwasher and/or disposal, washer/dryer, bathrooms, bar sinks, utility sinks) inside spa circuit, and outside swimming pool and outside spa lighting circuits.**
The underlined areas are deficient.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type of Systems: Two central forced-air systems in the attic.
Energy Sources: Gas
Comments: OPERATIONAL

NOTE: A full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection. (ref: TREC SoP 535.230. (e) (4) (C))

(CONTINUED)

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OBSERVATIONS

Visible components and operations were found to be acceptable conditions during the inspection.

B. Cooling Equipment

Type of Systems: Two central forced-air electric systems in the attic.
Comments: OPERATIONAL

Air-conditioning systems are designed for a maximum exterior design temperature of 98°. When exterior temperatures exceed 98°, the air-conditioning is operating past its design limit and interior temperatures will rise and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 25° differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air-conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors.



OBSERVATIONS

NOTE: The temperature drop measured across the evaporator coil of air conditioning system should be between approximately 15 and 22 degrees. This test is minimal and only design to determine if the system is cooling within a normal set of temperature ranges (*temperature ranges may vary with different temperature gauges, personnel, or manufacturer's recommendations*). If a more thorough evaluation is desired, a complete review by a licensed HVAC contractor should be arranged.

Coil Temperature Drops:

Lower Zone - 15 degrees. Sufficient

Upper Zone - 7 degrees. Deficient

- The temperature drop measured across the evaporator coil of the *upper-zoned* air conditioning system is lower than considered typical. The allowable operating range is between 15 to 22 degrees. This condition usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

(CONTINUED)

I	NI	NP	D	Inspection Item
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- It is highly recommended by the inspector that a safety shut-off float valve be installed on the low side of the drain pan areas to protect against drain pan overflows into the attic and living areas below. Remember drain pan lines are hidden behind insulation, stored items, and wall areas and cannot be completely viewed by the inspector. If they are damaged, blocked by debris, and/or improperly sloped, pan overflows will eventually occur. Safety shut-off float valves can prevent overflows and can be easily installed by a licensed HVAC contractor.

C. Ducts Systems, Chases, and Vents
Comments: OPERATIONAL

OBSERVATIONS

NOTE: Ductwork has the potential to leak at any given time at the connection points. A visual inspection can only reveal accessible duct leaks and accessible separations points. Ductwork and venting concealed behind wall or ceiling surfaces and/or non-accessible areas could not be inspected.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Unknown

Location of main water supply valve: Garage wall

Static water pressure reading: Approximately 49 psi @ 11:32 am

Comments: OPERATIONAL

DESCRIPTION

Visible Supply Piping: Plastic

Approved Gas Appliance Connector(s) (CSST): Yes

OBSERVATIONS

NOTE: Shower pans (if present) can only be tested by sampling the moisture content of the wall and base areas (if accessible) around the pan. A proper and complete pan test may take numerous hours and should be performed by a licensed plumbing contractor.

- All exposed plumbing supply lines (hose faucets, main supply entries) should be properly insulated to protect the system from burst pipes because of freezing temperatures.
- Anti-siphon devices need to be added to all the exterior hose bib(s). (ref: TREC SoP 535.229 (x) (3) page 11.
- The kitchen sprayer assembly is not operating properly. Unit won't turn off after use. Sprayer replacement is needed.
- The mechanical drain stop assembly is not complete or operating properly in the upper bathroom sink. Repair or replacement is needed.

B. Drains, Wastes, and Vents
Comments: OPERATIONAL

DESCRIPTION

Visible Drain / Waste / Vent Piping: Plastic

(CONTINUED)

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OBSERVATIONS

NOTE: Drains, wastes and vent pipes within the walls, under attic insulation, under the foundation or other concealed areas from readily visible view cannot be reported on.

- One or more walls opposite to the bathtub drain trap areas **did not have accessible inspection panels/doors**, therefore the tub drains could not be inspected for leaks.

C. Water Heating Equipment

Energy Source: Gas

Capacity: One 50-gallon unit in the attic.

Comments: OPERATIONAL

Manufactured Date: 2004

NOTE: All hot water temperatures should be checked by the buyer to determine safe and comfortable temperature ranges and to avoid the possibilities of injuries from scalding water conditions at all hot water faucet locations. *Water heater temperatures will vary at different times of the heating cycle.*

APPROXIMATE TIME TO PRODUCE 2ND AND/OR 3RD DEGREE BURNS ON ADULT SKIN
(NOTE: BURN TIMES MAY VARY PER INDIVIDUAL)

- 160F ABOUT ½ SECOND
- 150F ABOUT 1½ SECONDS
- 140F LESS THAN 5 SECONDS
- 130F ABOUT 30 SECONDS
- 120F MORE THAN 5 MINUTES



- The temperature/pressure relief valve (T&P valve) was found to be seized up and not operational. Valve replacement should be performed.

NOTE: Since the age of the water heater is older than 10 years (13 yrs), it is quite possible unit replacements will be needed in the near future. Other related conditions may be scaling noises during heating cycles, discoloration of the hot water, and/or unit leakage.

D. Hydro-Massage Therapy Equipment

Comments: NOT OPERATIONAL

OBSERVATIONS

- The pump was not operational during the inspection.

E. Other

Comments:

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V. APPLIANCES

- A. Dishwashers**
Comments: OPERATIONAL

- B. Food Waste Disposers**
Comments: OPERATIONAL

- C. Range Hood and Exhaust Systems**
Comments:
 - The unit was not operational during the inspection.

- D. Ranges, Cooktops, and Ovens**
Comments: OPERATIONAL
Oven(s) temperature reading(s) @ 350 degree setting(s): 350 degrees. Adequate.

- E. Microwave Ovens**
Comments: OPERATIONAL

- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments: OPERATIONAL

- G. Garage Door Operators**
Comments: OPERATIONAL

- H. Dryer Exhaust Systems**
Comments: Side Wall Termination
 - The exterior cap is damaged and needs replacement.

- I. Other**
Comments:

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MAINTENANCE ADVICE

Suggestions Upon Taking Ownership. Many of these suggestions have been performed by the Inspector:

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, gas, and electrical systems.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

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SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke alarm batteries every 5 years. Replace smoke alarms devices every 10 years.
- Have the heating, cooling and water heater systems cleaned and serviced yearly.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

REI 7- 5 (05/4/2015)

This confidential report is prepared exclusively for Lauren & Scott Kastner

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