

1st Rate Inspections

Property Inspection Report



10086 Ash Fork Dr, Houston, TX 77064

Inspection prepared for: Maria Carrillo

Real Estate Agent: Teresa Goralski - Better Homes And Gardens Real Estate Gary Greene -Barker
Cypress

Date of Inspection: 8/8/2020 Time: 1:30 PM

Age of Home: 1983 Size: 1240

Order ID: 15811

Inspector: Michael Harmon
License #21524

Email: clientcare@1strateinspections.com

PROPERTY INSPECTION REPORT

Prepared For:	<u>Maria Carrillo</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>10086 Ash Fork Dr, Houston TX, 77064</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Michael Harmon, License #21524</u>	<u>8/8/2020</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

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

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. 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 possessions. Depending upon the age of the property, some items like GFCI 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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

- -Slab Foundation
- -There are no significant settlement cracks or movement noted at this time.

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading & Drainage
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- -3-Tab composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

Viewed From:

- -The roof surface was inspected by walking on roof.

Comments:

C.1. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

C.2. -All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.

C.3. -Recommend painting all unpainted vents and flashings to help prevent damage due to UV rays or rust.

C.4. -There are signs of rusted flashings on the rooftop. We recommend painting or replacing all rusted or deteriorated flashings as needed.

C.5. -There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles. Mainly at -

C.6. -The roof is missing shingles, recommend replacement of missing shingles. Mainly at - front right, front left

C.7. -Due to granular loss on portions of the ridge shingles these portions of the roof covering materials may age prematurely. May want to replace worn ridge shingles to help prolong the life of the roof. This is often due to normal wear due to the age of the roof.

C.8. -Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition.

C.9. -There are indications that there is deteriorated decking under the roof covering due to a soft spot under the shingles, recommend contacting a roof specialist to evaluate and repair as needed and check entire roof for other issues that may be of concern.

C.10. -Splash blocks or downspout extensions should be installed to direct water away from foundation.

C.11. -The downspout is missing the 90 degree elbow to direct water away from foundation. Mainly at - front

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-Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition.



-Due to granular loss on portions of the ridge shingles these portions of the roof covering materials may age prematurely. May want to replace worn ridge shingles to help prolong the life of the roof. This is often due to normal wear due to the age of the roof.



-The roof is missing shingles, recommend replacement of missing shingles. Mainly at - front left



-The roof is missing shingles, recommend replacement of missing shingles. Mainly at - front right

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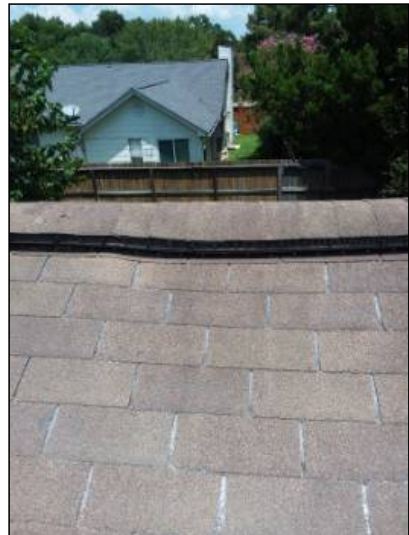
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-The roof is missing shingles, recommend replacement of missing shingles. Mainly at - front left



-Recommend painting all unpainted vents and flashings to help prevent damage due to UV rays or rust.



-There are indications that there is deteriorated decking under the roof covering due to a soft spot under the shingles, recommend contacting a roof specialist to evaluate and repair as needed and check entire roof for other issues that may be of concern.

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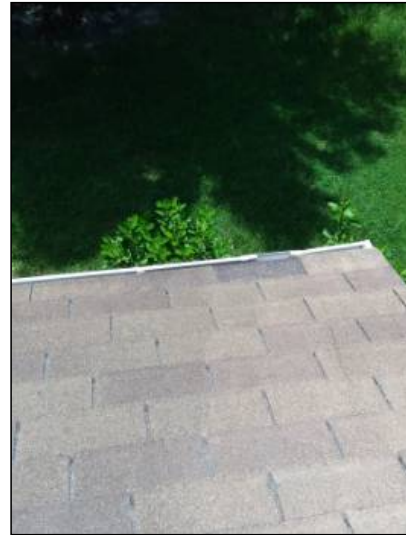
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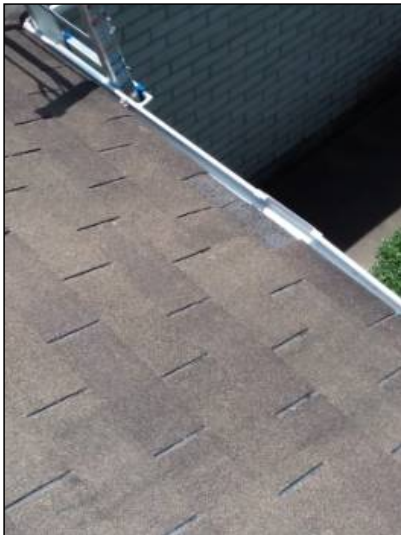
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-The roof is missing shingles, recommend replacement of missing shingles. Mainly at front left



-The roof is missing shingles, recommend replacement of missing shingles. Mainly at - front right



-The roof is missing shingles, recommend replacement of missing shingles. Mainly at - front right



Overview of roof

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-The roof is missing shingles, recommend replacement of missing shingles. Mainly at - front left



-All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.



-Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.



-There are signs of rusted flashings on the rooftop. We recommend painting or replacing all rusted or deteriorated flashings as needed.

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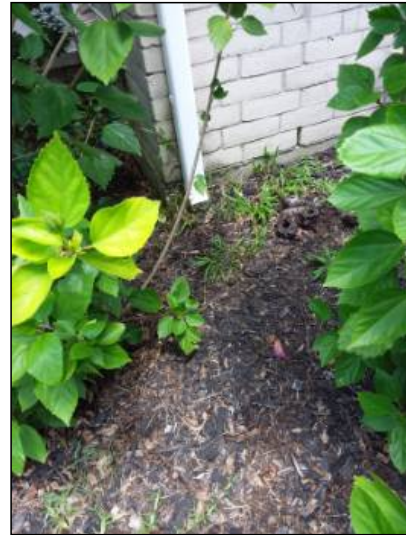
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-There are signs of rusted flashings on the rooftop. We recommend painting or replacing all rusted or deteriorated flashings as needed.



-Splash blocks or downspout extensions should be installed to direct water away from foundation.



-The downspout is missing the 90 degree elbow to direct water away from foundation. Mainly at - front

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I NI NP D

 D. Roof Structure and Attic

Viewed From:

- -The inspector had limited access to the attic. Because of limited clearances and/or the potential for damage, our visual inspection of the attic was performed from the reasonably accessible areas only.

- -Type of roof system conventional.

- -Type of attic ventilation is ridge vents, eave vents .

Approximate Average Depth of Insulation:

- -The ceiling insulation is fiberglass batts.

- -Ceiling insulation is approximately 4-6 inches in depth.

- -Vertical insulation is fiberglass batts.

- -Insulation is approximately 5-8 inches in depth.

Comments:

D.1. -Insulation is not up to today's standards recommend upgrading to R-30 value to improve energy consumption.

D.2. -Sagging framing was noted in one or more areas of the roof structure. Attention to the framing is recommended to keep the structure sound.

D.3. -Missing collar ties to hold ridge together.



-Missing collar ties to hold ridge together.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials:

- Prevalent exterior siding is made of brick , fibered wood siding.

Comments:

E.1. Unable to access right rear bedroom.

E.2. -Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage of building materials.

E.3. -Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - left side

E.4. -Seal gaps and holes in soffit to help prevent water penetration or rodent intrusion. Mainly at - front

E.5. -The trim is in need of general painting, sealing and repairs to help prevent moisture penetration and damage.

E.6. -The home is in need of general painting,sealing and repairs of the siding and trim to help prevent moisture penetration and damage.

E.7. -Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - left side, right side

E.8. -Seal gaps and holes in siding to help prevent water penetration. Mainly at - rear

E.9. -Some areas has limited access due to personal items/furnishings. Mainly at - right side bedroom, right side guest bath underneath sink, left rear bedroom, living room, garage

E.10. Unable to access right rear bedroom.

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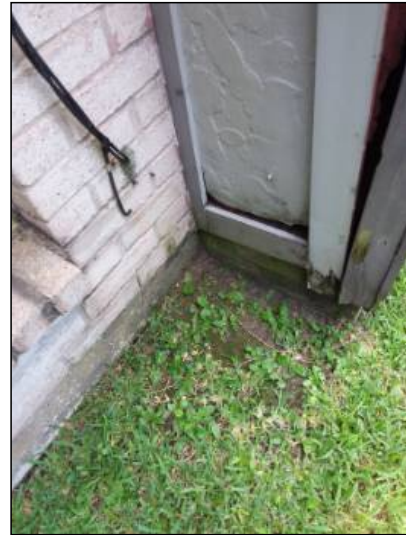
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I	NI	NP	D
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-Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage of building materials.



-Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - left side



-Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - left side



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-Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - left side



-Seal gaps and holes in soffit to help prevent water penetration or rodent intrusion. Mainly at - front



-Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - right side



-Seal gaps and holes in siding to help prevent water penetration. Mainly at - rear

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-Some areas has limited access due to personal items/furnishings. Mainly at - right side bedroom



-Some areas has limited access due to personal items/furnishings. Mainly at - right side guest bath underneath sink



-Some areas has limited access due to personal items/furnishings. Mainly at - left rear bedroom



-Some areas has limited access due to personal items/furnishings. Mainly at living room

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-Some areas has limited access due to personal items/furnishings. Mainly at - garage

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Comments:

F.1. -Previous repairs were noted in the ceiling. Mainly at - left rear bedroom



-Previous repairs were noted in the ceiling. Mainly at - left rear bedroom

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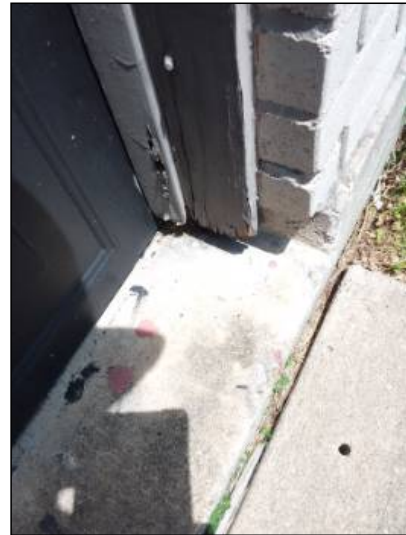
G. Doors (Interior and Exterior)

Comments:

G.1. -The door hits frame when closing. Mainly at - left rear bedroom

G.2. -Deterioration was noted mainly along the door jamb, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - garage

G.3. -The door is not square in jamb. Mainly at - rear entrance



-Deterioration was noted mainly along the door jamb, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - garage

-Deterioration was noted mainly along the door jamb, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - garage

H. Windows

Window Types:

- Windows in the home are single pane. The new codes require double pane windows for proper energy efficiency.

Comments:

H.1. -Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - 2) left side, rear

H.2. -Cracked windowpane(s) were noted. Mainly at - rear

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-Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - 3) left side

-Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - 3) left side



-Cracked windowpane(s) were noted. Mainly at - rear

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

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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J. Fireplace and Chimney

Locations:

- - Fireplace is located in the living room.

Types:

- -Fireplace is prefabricated metal box and flue.

Comments:

J.1. -The fireplace firebox and flue are dirty, recommend cleaning.

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I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

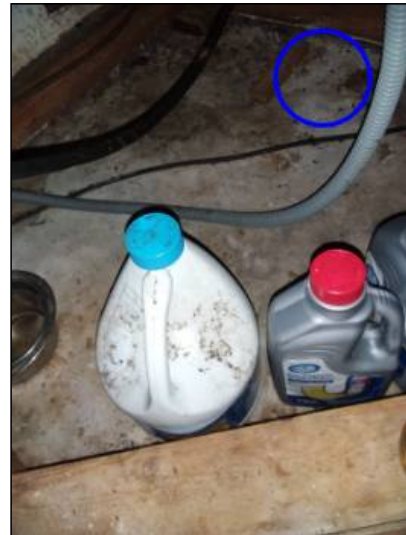
Comments:

L.1. -Mold like stains are present, recommend remediation or cleanup as needed. Unable to determine condition of the underlying materials. Mainly at -underneath kitchen sink.

L.2. Indications are there there are animal droppings beneath the sink, and in the attic. Recommend pest control specialist



-Mold like stains are present, recommend remediation or cleanup as needed. Unable to determine condition of the underlying materials. Mainly at -underneath kitchen sink.



Indications are there there are animal droppings beneath the sink. Recommend pest control specialist

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Indications are there there are animal droppings beneath the sink, and in the attic. Recommend pest control specialist

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

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

- -Main electrical panel is on the rear exterior.
- -Unable to inspect underground services.

Materials, Amp Rating & Brand:

- -Main Panel aluminum wiring 125 Amp Bryant

Comments:

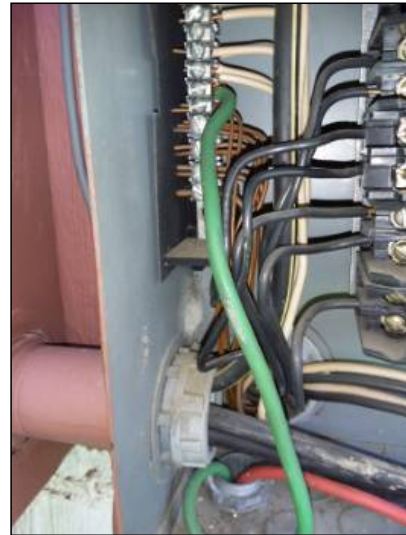
A.1. -There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

A.2. -There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.

A.3. -The breakers in the main electrical panel are not labeled.



Overview of main electrical panel



-There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.

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I	NI	NP	D
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-There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

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

Type of Wiring:

- -Branch circuits are copper wiring.
-AFCI's.....
- -GFCI's locations - right side guest bath, hall bath
- -Smoke detectors are tested with test button only.

Comments:

B.1. -Electrical receptacle(s) are registering no electricity. Mainly at - hall bath

B.2. -Recommend replacing all wet area exterior receptacle covers with the code approved bubble style cover.



-Recommend replacing all wet area exterior receptacle covers with the code approved bubble style cover.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- -Central Forced Air
- -There is one **A/C** & heating unit for this property.
- -AC/Heating unit #1 is located in the main attic and covers the entire home.
- -Heating unit #1 electric heat air temperature is 110

Energy Sources:

- -Heating unit(s) is electric.

Comments:

B. Cooling Equipment

Type of Systems:

- -Central Forced Air
- -A/C unit #1 High/Low differential should fall between 16 an 21 degrees at the unit for proper cooling. The differential for this unit is 16 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.

- -A/C compressor(s) is electric.

- -There are window A/C unit on the property. Window A/C units are operated if connected to power, but not checked for temperature differentials. Mainly at - kitchen

Comments:

B.1.EVAPORATOR....

B.2. -The evaporator is missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

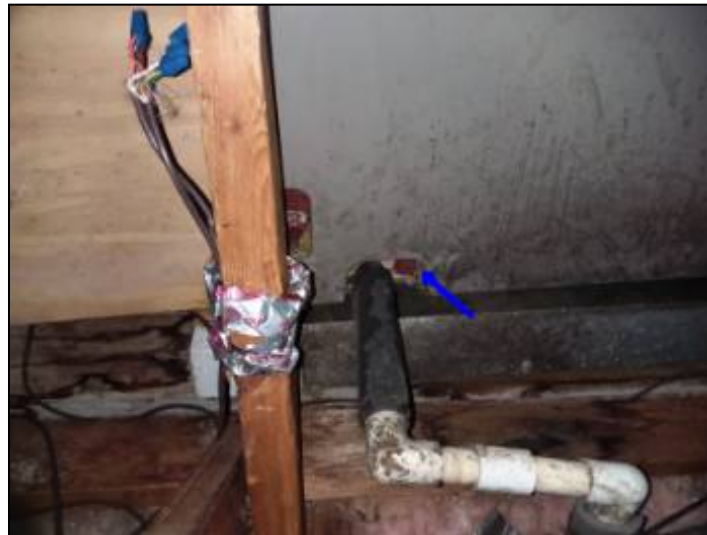
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-The evaporator is missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Duct system,Chases, and Vents
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Comments:

C.1. -Filter type is disposable.

C.2. -The gray plastic covering on the A/C & Heating ducts are known for having issues with deterioration. Some of the ducts in the attic is beginning to deteriorate, recommend an evaluation by a licensed A/C and heating specialist for repair or replacement needs of all ducts. Further deterioration may happen over time.

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-The gray plastic covering on the A/C & Heating ducts are known for having issues with deterioration. Some of the ducts in the attic is beginning to deteriorate, recommend an evaluation by a licensed A/C and heating specialist for repair or replacement needs of all ducts. Further deterioration may happen over time.

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IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter:

- -The water meter is located at the right curb.
- -The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.
- -The gas meter is located at - rear

Location of Main Water Supply Valve:

- -Water supply lines are made of copper.
- -The main water shutoff is located on the right exterior wall of home.
- -Unable to locate the main water shutoff, recommend contacting homeowner for location.
- -Static Water Pressure Reading:54

Comments:

A.1. -Appliances are connected therefore the laundry supply valves and drain may not have been tested, unable to verify drain. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to access.

A.2. -The toilet valve is malfunctioning in the tank of the commode. Mainly at - hall bath

A.3. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.4. -The faucet aerator is damaged, recommend repair or replacement. Mainly at - hall bath

A.5. -The hand held shower head leaks at the connection or head. Mainly at - hall bath

A.6. -The tub/shower enclosure sealant is showing signs of discoloration. Sealant repairs are recommended to help prevent water penetration to the underlying materials. Unable to determine condition of underlying materials. Mainly at - right side guest bath

A.7. -Insulate all damaged or uninsulated exterior water lines to help prevent damage to the pipes in freezing weather. Mainly at - right side

A.8. -Paint pipe at gas meter to help prevent premature deterioration.

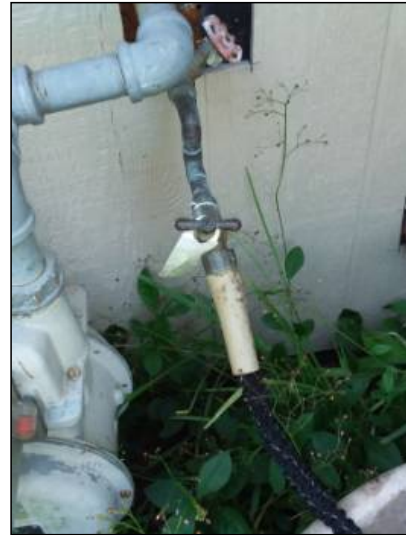
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-Insulate all damaged or uninsulated exterior water lines to help prevent damage to the pipes in freezing weather. Mainly at - right side

-Insulate all damaged or uninsulated exterior water lines to help prevent damage to the pipes in freezing weather. Mainly at - right side



-Paint pipe at gas meter to help prevent premature deterioration.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Drains, Wastes, and Vents

Comments:

B.1. -Drain and waste pipes are made of plastic.

B.2. -Overflows are not tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- Unit #1 water heater is gas.

Capacity:

- The water heater #1 is 50 gallon capacity.
- Water heater(s) is/are located in the garage for the entire home.

Comments:

C.1. -The T&P (Temperature & Pressure relief valve) is not opening under normal pressure, this usually means that it may not function as intended when needed and should be replaced. It is recommended by the manufacture that the T&P valve be replaced every three years.

C.2. -There is no drip pan for the water heater installed in the garage.

C.3. -The water heater T&P (Temperature and Pressure Relief Valve) drain ends more than 6" from ground. Recommend adding pipe to the 90's so that they exit within 6" of the ground. Also recommend painting to prevent premature deterioration from UV rays.



-The water heater T&P (Temperature and Pressure Relief Valve) drain ends more than 6" from ground. Recommend adding pipe to the 90's so that they exit within 6" of the ground. Also recommend painting to prevent premature deterioration from UV rays.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

 A. Dishwashers

Comments:

A.1. -Dishwasher was not operating at time of inspection.

 B. Food Waste Disposers

Comments:

B.1. -Garbage disposal is operating as intended.

 C. Range Hood and Exhaust Systems

Comments:

C.1. -The range vent is recirculating.

C.2. -The vent hood is not operating.

 D. Ranges, Cooktops, and Ovens

Comments:

D.1. -Range is gas

D.2. -Oven Thermostat to Temperature Reading: 350F / 345-350F

D.3. -The range is operating as intended.

 E. Microwave Ovens

Comments:

E.1. -A countertop microwave was being used in the home. Countertop microwaves are not inspected as they normally do not go with the home.

 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. -Bath or laundry exhaust fan did not operate. Mainly at - hall bath

F.2. -The cover to the bath or laundry exhaust fan is missing. Mainly at - hall bath

F.3. -Bath or laundry exhaust vents terminate in attic, recommend all exhaust vents terminate to the exterior.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-Bath or laundry exhaust vents terminate in attic, recommend all exhaust vents terminate to the exterior.

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

G.1. -The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer.

G.2. -Garage door operator did not operate, recommend further evaluation by a specialist.

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

H.1. -Indications are that the dryer vent is operating as intended.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 5 Item: C	Roof Covering Materials	<p>C.1. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.</p> <p>C.2. -All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.</p> <p>C.3. -Recommend painting all unpainted vents and flashings to help prevent damage due to UV rays or rust.</p> <p>C.4. -There are signs of rusted flashings on the rooftop. We recommend painting or replacing all rusted or deteriorated flashings as needed.</p> <p>C.5. -There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles. Mainly at -</p> <p>C.6. -The roof is missing shingles, recommend replacement of missing shingles. Mainly at - front right, front left</p> <p>C.7. -Due to granular loss on portions of the ridge shingles these portions of the roof covering materials may age prematurely. May want to replace worn ridge shingles to help prolong the life of the roof. This is often due to normal wear due to the age of the roof.</p> <p>C.8. -Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition.</p> <p>C.9. -There are indications that there is deteriorated decking under the roof covering due to a soft spot under the shingles, recommend contacting a roof specialist to evaluate and repair as needed and check entire roof for other issues that may be of concern.</p> <p>C.10. -Splash blocks or downspout extensions should be installed to direct water away from foundation.</p> <p>C.11. -The downspout is missing the 90 degree elbow to direct water away from foundation. Mainly at - front</p>

Page 11 Item: D	Roof Structure and Attic	<p>D.1. -Insulation is not up to today's standards recommend upgrading to R-30 value to improve energy consumption.</p> <p>D.2. -Sagging framing was noted in one or more areas of the roof structure. Attention to the framing is recommended to keep the structure sound.</p> <p>D.3. -Missing collar ties to hold ridge together.</p>
Page 12 Item: E	Walls (Interior and Exterior)	<p>E.2. -Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage of building materials.</p> <p>E.3. -Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - left side</p> <p>E.4. -Seal gaps and holes in soffit to help prevent water penetration or rodent intrusion. Mainly at - front</p> <p>E.5. -The trim is in need of general painting, sealing and repairs to help prevent moisture penetration and damage.</p> <p>E.6. -The home is in need of general painting, sealing and repairs of the siding and trim to help prevent moisture penetration and damage.</p> <p>E.7. -Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - left side, right side</p> <p>E.8. -Seal gaps and holes in siding to help prevent water penetration. Mainly at - rear</p> <p>E.9. -Some areas has limited access due to personal items/furnishings. Mainly at - right side bedroom, right side guest bath underneath sink, left rear bedroom, living room, garage</p> <p>E.10. Unable to access right rear bedroom.</p>
Page 16 Item: F	Ceilings and Floors	<p>F.1. -Previous repairs were noted in the ceiling. Mainly at - left rear bedroom</p>
Page 17 Item: G	Doors (Interior and Exterior)	<p>G.2. -Deterioration was noted mainly along the door jamb, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - garage</p> <p>G.3. -The door is not square in jamb. Mainly at - rear entrance</p>
Page 17 Item: H	Windows	<p>H.1. -Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - 2) left side, rear</p> <p>H.2. -Cracked windowpane(s) were noted. Mainly at - rear</p>

Page 19 Item: J	Fireplace and Chimney	J.1. -The fireplace firebox and flue are dirty, recommend cleaning.
Page 19 Item: L	Other	L.1. -Mold like stains are present, recommend remediation or cleanup as needed. Unable to determine condition of the underlying materials. Mainly at -underneath kitchen sink. L.2. Indications are there there are animal droppings beneath the sink, and in the attic. Recommend pest control specialist
ELECTRICAL SYSTEMS		
Page 21 Item: A	Service Entrance and Panels	A.1. -There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating. A.2. -There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws. A.3. -The breakers in the main electrical panel are not labeled.
Page 22 Item: B	Branch Circuits, Connected Devices, and Fixtures	B.1. -Electrical receptacle(s) are registering no electricity. Mainly at - hall bath B.2. -Recommend replacing all wet area exterior receptacle covers with the code approved bubble style cover.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 23 Item: B	Cooling Equipment	B.2. -The evaporator is missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.
Page 24 Item: C	Duct system, Chases, and Vents	C.2. -The gray plastic covering on the A/C & Heating ducts are known for having issues with deterioration. Some of the ducts in the attic is beginning to deteriorate, recommend an evaluation by a licensed A/C and heating specialist for repair or replacement needs of all ducts. Further deterioration may happen over time.
PLUMBING SYSTEM		

Page 26 Item: A	Water Supply System and Fixtures	<p>A.2. -The toilet valve is malfunctioning in the tank of the commode. Mainly at - hall bath</p> <p>A.3. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.</p> <p>A.4. -The faucet aerator is damaged, recommend repair or replacement. Mainly at - hall bath</p> <p>A.5. -The hand held shower head leaks at the connection or head. Mainly at - hall bath</p> <p>A.6. -The tub/shower enclosure sealant is showing signs of discoloration. Sealant repairs are recommended to help prevent water penetration to the underlying materials. Unable to determine condition of underlying materials. Mainly at - right side guest bath</p> <p>A.7. -Insulate all damaged or uninsulated exterior water lines to help prevent damage to the pipes in freezing weather. Mainly at - right side</p> <p>A.8. -Paint pipe at gas meter to help prevent premature deterioration.</p>
Page 28 Item: C	Water Heating Equipment	<p>C.1. -The T&P (Temperature & Pressure relief valve) is not opening under normal pressure, this usually means that it may not function as intended when needed and should be replaced. It is recommended by the manufacture that the T&P valve be replaced every three years.</p> <p>C.2. -There is no drip pan for the water heater installed in the garage.</p> <p>C.3. -The water heater T&P (Temperature and Pressure Relief Valve) drain ends more than 6" from ground. Recommend adding pipe to the 90's so that they exit within 6" of the ground. Also recommend painting to prevent premature deterioration from UV rays.</p>
APPLIANCES		
Page 29 Item: A	Dishwashers	A.1. -Dishwasher was not operating at time of inspection.
Page 29 Item: C	Range Hood and Exhaust Systems	C.2. -The vent hood is not operating.
Page 30 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<p>F.1. -Bath or laundry exhaust fan did not operate. Mainly at - hall bath</p> <p>F.2. -The cover to the bath or laundry exhaust fan is missing. Mainly at - hall bath</p> <p>F.3. -Bath or laundry exhaust vents terminate in attic, recommend all exhaust vents terminate to the exterior.</p>

Page 30 Item: G	Garage Door Operators	<p>G.1. -The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer.</p> <p>G.2. -Garage door operator did not operate, recommend further evaluation by a specialist.</p>
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