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PROPERTY INSPECTION REPORT

Prepared For: Luigi Molina
(Name of Client)

Concerning: 3106 Cherry Hills Missouri City, Tx. 77459
(Address or Other Identification of Inspected Property)

By: Arturo Marquez TREC PI#2685 10/06/2020
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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 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.

Report Identification: _____

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

Buyer temporarily •Present

Buyer's agent temporarily •Present

1-story home

Home is vacant

Weather is fair

Exterior Temperature 74F.

Relative Humidity 72%

(Directions) Facing property from Cherry Hills (Front-Right-Left-Rear)



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

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-on grade

Comments: Cracks were observed on the living room wall and on hallway ceiling, see sample picture. **However, it is this inspector's opinion this foundation is currently performing its' intended function.** None of the traditional signs of foundation problems/excessive differential movement were observed such as: doors and windows out-of-square, doors and windows sticking, or gaping at attic framing members.

A monitoring and maintenance program should be initiated in an effort to minimize possible future differential movement.



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B. Grading & Drainage *Comments:*

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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composition shingle
Viewed From: Walked on roof.

Comments: It is this inspectors opinion the amount of discoloration, granular loss, and brittleness indicate this roof coverage to be within its last quarter of expected useful lifespan. The overall condition of this roof covering was observed currently operable, see sample pictures.

However, inadequately adhered and easily lifted tab ends were observed, see sample picture.

The temporary repair using sealant around the skylight was observed deteriorated, see sample pictures.

Need to contact a qualified roofer for further evaluation regarding any necessary corrections.



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D. Roof Structures & Attics

Viewed From: Attic interior

Approximate Average Depth of Insulation: 7” to 9”

Comments: Visible components were observed currently operable, [see attic sample pictures](#).

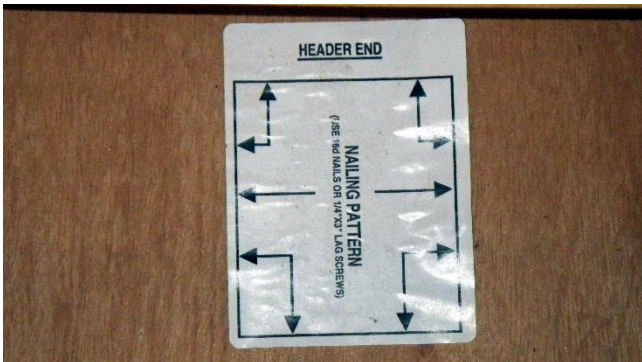
However, the attic drop ladder lacks insulation on panel, and lacks adequate amount of nails/screws and lacks proper nailing pattern, [see sample picture](#).

The 2”x4” purlin supports should not be smaller in size than the 2”x6” rafters they support, as required by newer code.

Torn screen observed on left gable vent.

Deteriorated paint deteriorated and sealant, and minor moisture damage with temporary foam repairs were observed at rear soffit and fascia, [see sample pictures](#).

2006 IRC: R802.5.1 Purlins. Installation of purlins to reduce the span of rafters is permitted as shown in Figure R802:5 .1. Purlins shall be sized no less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2-inch by 4-inch (51 mm by 102 mm) braces installed to bearing walls at a slope not less than 45 degrees from the horizontal. The braces shall be spaced not more than 4 feet (1219 mm) on center and the unbraced length of braces shall not exceed 8 feet (2438 mm).



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E. Walls (Interior & Exterior) Comments: Visible components were observed currently operable.

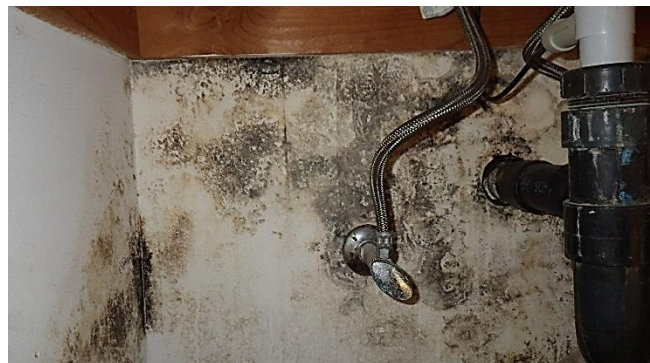
However, need additional sealant at several window frame/brick veneer junctions, see sample picture.

Deteriorated paint and some minor moisture damage were observed at front porch area siding and rear siding, see sample picture.

Several weep holes were observed covered up, see sample picture; weep holes are necessary to facilitate proper ventilation of wall cavity.

Evidence of possible microbial growth was observed underneath spare bathroom sinks, see sample picture; if this is a concern, a proper mold inspection should be performed.

Moisture stains and/or moisture damage were observed in master bathroom on baseboards and lower wall next to tub.



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F. Ceilings & Floors *Comments:* Ceiling patches were observed in dining and living room ceilings. Visible components were observed currently operable.

However, moisture stains were observed underneath skylight and on garage ceiling, see sample pictures. This indicates possible roof or plumbing leaks; further leak investigations should be performed.

Damaged and/or loose floor covering was observed in dining room, see sample picture.

Moisture damage and warped floor covering were observed in front right bedroom closet, see sample picture.

The left bedroom ceiling fan base was observed slightly sunken into ceiling.



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G. Doors (Interior & Exterior) *Comments:* The garage side exit door was not operated; door was obstructed by oven/range and another stored items. Accessible doors were operated and observed currently operable.

However, the front entrance door is cracked damaged along door style, see sample picture.

Deteriorated paint, deteriorated sealant, and/or some moisture damage were observed on garage overhead door jamb and trim, and on garage side exit door panel, see sample pictures.

Cracked/bent and/or corrosion damage were observed on garage overhead door upper and lower panels.

The spare bathroom door did not latch, may need to adjust striker plate.



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H. Windows *Comments:* These single-paned aluminum framed windows were operated and observed currently operable.

However, missing and/or loose locks were observed on windows in den, and in master bathroom.

Deteriorated paint and/or moisture stains were observed on den rear window sills and casings, see sample picture. This indicates possible leaks and or condensate problems.

The dining room window and one master bedroom window each have a lock that will not engage.

Need to install all missing screens.



I. Stairways (Interior & Exterior) *Comments:*

J. Fireplaces and Chimneys *Comments:* A proper visual inspection of this chimney flue was not be adequately possible without special tools and/or without exceeding the standards of practice, such as a specialist would do. The height and configuration of this chimney restricted ready access to adequately/properly view the interior flue, as per theTREC Standards of Practice for Inspectors. Visible components were observed currently operable.

However, need to properly clean creosote buildup observed.

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K. Porches, Balconies, Decks, and Carports *Comments:* Visible components were observed currently operable.

However, deteriorated and/or blistering paint were observed on rear patio ceiling, see sample picture. This indicates a possible roor leak.



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L. Other *Comments:*

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II. ELECTRICAL SYSTEMS

A. **Service Entrance and Panels** *Comments:* Load calculations were not performed. This is a Federal Pacific panel box with a 125amp main breaker, see sample picture. System was observed currently operable.

However, no combination rated ARC-FAULT protection present, as required by newer code.

The rust observed on several circuit wire/breaker connections, see sample picture, indicates possible moisture intrusion to cabinet interior.

Neutral (white) wires have been paired with grounding wires and connected on the same bus bar connections, see sample picture, instead of individually connected as required.

White wires used as hot wires should be properly labeled/identified at termination points.

Breakers were not labeled.

No bonding was observed at gas or water piping.

The grounding cable is loose/not secured to grounding rod.

These items present potential safety hazards.

Need to contact a qualified electrician for further evaluation regarding any necessary corrections.

NOTE: Some insurance companies prohibit certain breaker panels, Federal Pacific/Stab-Lok, Zinsco, Sylvania, or Challenger; insurance may be difficult if not potentially impossible to bind without replacing the breaker panel. It is this inspector's opinion that your home insurance company be consulted to determine if they have any limitations or exclusions since this home's panel box is a Federal Pacific/Stab-Lok.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Security system is not part of this inspection survey or report. System and fixtures were operated and observed currently operable.

However, no smoke detectors present inside each bedroom.

No carbon monoxide alarm was observed outside of and in the immediate vicinity of the bedrooms as required by the **2009 IRC**.

Current continues to flow through master bathroom GFCI receptacle even after it was tripped.

Loose/unsecured receptacles were observed in dining room and in breakfast area, see sample picture.

Several receptacles throughout home were observed missing cover plates.

These items present potential safety hazards.

No voltage detected on kitchen GFCI receptacles located on each side of sink.

The master bathroom sink and the spare bathroom right sink lack a receptacle within 36 inches as required by the **IRC**.

2009 IRC: Section R315 Carbon Monoxide Alarms

R315.1 Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

R315.2 Where Required in Existing Dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

NFPA 1999 NEC edition, ARTICLE 210, Section 210-52.(5)(d). The National electric code requires at least one wall receptacle outlet installed in bathrooms within 36 inches of the outside edge of each basin.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Gas

Comments: The I.D. plate on unit Indicates this to be a 1977 model, [sample pictures](#). It is this inspector's opinion this unit has lived its expected useful lifespan.

However, attempts to turn unit on proved unsuccessful; unit was currently not operable.

The vent stack does not vent adequately to the exterior, [see sample picture](#); and, no combustion cap observed at vent termination.

The copper gas branch line should be replaced with a proper flexible branch line.

Unit lacks a sediment trap at gas line connection.

Need to contact a qualified technician for further evaluation regarding any necessary corrections.



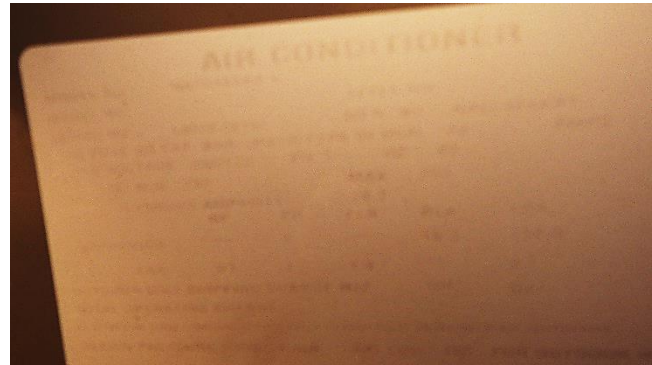
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B. Cooling Equipment

Type of Systems: Central Forced Air System

Comments: The I.D. plate on condenser was not adequately legible, see sample pictures. The I.D. plate on coil indicates it to be a 2008 model, see sample pictures. A 22 degree temperature differential reading (46F.-68F.) was detected between the upstairs supply and return. System was observed currently operable.



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C. **Duct Systems, Chases, and Vents** *Comments:* Visible components were observed currently operable; no inspection was performed on duct interiors, see duct sample pictures.

However, the return air-plenum and several air register grilles were observed dirty, see sample pictures.

Duct system should be serviced/cleaned by qualified technician.



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IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: front right street curb area

Location of main water supply valve: right exterior wall

Static water pressure reading: N/a

Comments: Partially visible galvanized and some cpvc water supply lines were observed, [see sample picture](#). A lock was present at the meter valve, [see sample picture](#); this prevented a proper operational status inspection of system. **System and fixtures should be properly evaluated when water is made available.**

However, evidence of a possible leak was observed at a water line connection located in right attic area, [see sample picture](#).

Damaged and/or missing wall tile and deteriorated grout were observed around master bathtub, [see sample picture](#).

No vacuum breakers present on exterior faucets.

Note: Galvanized pipes corrode and rust on the inside after years of exposure to water. The life span of **galvanized pipe** used for **water** delivery is 20 to 50 years.



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B. Drains, Wastes, and Vents *Comments:* No video or pressure test performed. System and fixtures should be properly evaluated when water is made available.

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C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallons

Comments: Unit is an interior installation. The I.D. plate on unit indicates it to be a 1977 model, see sample pictures. It is this inspectors opinion unit has lived its expected useful lifespan. **Unit should be properly evaluated when water is made available.**

However, unit is located in utility room which opens into garage. Unit needs to be elevated the minimum 18 inches above the garage floor.

The T&P relief valve drain line, see sample picture, needs to be re-positioned to drain with a continuous gravitational flow.

Unit lacks a drain pan.

Unit lacks a sediment trap at gas line connection.

Need to contact a qualified plumber for further evaluation regarding any necessary corrections.

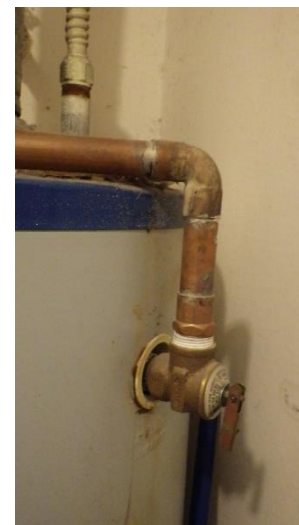
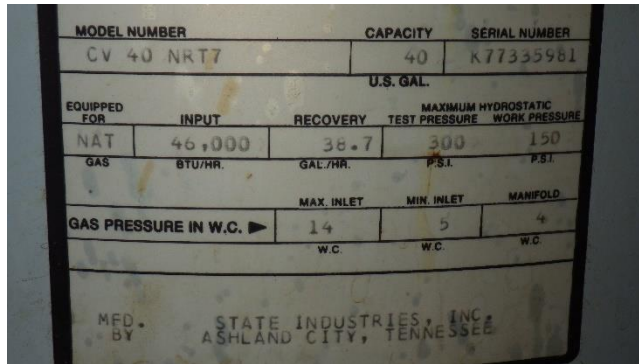
IRC 2006 Section M1307, Article M1307.3 Elevation of ignition source. Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the floor in garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate with a private garage through openings shall be considered to be part of the garage.

IRC 2006, P2803.6.1 Requirements for discharge pipe. The discharge piping serving a pressure-relief valve, temperature relief valve or combination valve shall:

9. Be installed to flow by gravity.

13. Be constructed of those materials listed in Section P2904.5 or materials tested, rated and approved for such use in accordance with ASME AII2A.I.

IRC 2006: P2801.5 Required pan. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a minimum thickness of 24 gauge (0.016 inch) (0.4 mm) or other pans for such use. Listed pans shall comply with CSA LC3.



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D. Hydro-Massage Therapy Equipment *Comments:*

E. Other *Comments:*

V. APPLIANCES

A. Dishwashers *Comments:* **Unit needs to be properly evaluated when water is made available.**

However, unit lacks an air-gap device or high loop on drain line.

B. Food Waste Disposers *Comments:* Unit was turned on and observed currently operable.

C. Range Hood and Exhaust Systems *Comments:* Unit vents out; unit was turned on and observed currently operable.

However, flexible tubing was used to vent unit to the exterior, see sample picture. Flexible tubing is not acceptable.

No backdraft damper observed at vent termination.

IRC 2006, Section M1503.1 General. Range hoods shall discharge to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building. **Exception:** Where installed in accordance with the manufacturer's installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

IRC 2006, Section M1503.2 Duct Material: Single-walled ducts serving range hoods shall be constructed of galvanized steel, stainless steel or copper.



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- D. Ranges, Cooktops, and Ovens** *Comments:* Electric cooktop and both electric ovens were turned on and observed currently operable.
- E. Microwave Ovens** *Comments:*
- F. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:* No individual bath heater present, but not required. Exhaust vents were turned on and observed currently operable.
- G. Garage Door Operators** *Comments:* Operator was operated and observed currently operable.

However, need to continuously hold control button for door to close completely; this indicates possible misalignment of safety sensors.

Need to reposition the safety sensors to within 6 inches of garage floor.
- H. Dryer Exhaust Systems** *Comments:* Visible components were observed currently operable; no inspection was performed on vent tubing interior and no blower test performed.
- I. Other** *Comments:* Refrigerator, clothes washer, and clothes dryer are not part of this inspection survey or report.

VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems** *Comments:*
- B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:
- C. Outbuildings** *Comments:*
- D. Private Water Wells** (A coliform analysis is recommended.)
Type of Pump: N/A
Type of Storage Equipment: N/A
Comments:
- E. Private Sewage Disposal (Septic) Systems**
Type of System: N/A
Location of Drain Field: N/A
Comments:
- F. Other** *Comments:*

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ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

Major Concerns: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issues: denotes a condition that is unsafe and in need of prompt attention.

Repair Items: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improvement Items: denotes improvements which are recommended but not required.

Items To Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Deferred Cost Items: denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

MAJOR CONCERNS

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

SAFETY ISSUES

No combination rated ARC-FAULT protection present, as required by newer code.

The rust observed on several circuit wire/breaker connections indicates possible moisture intrusion to cabinet interior.

Neutral (white) wires have been paired with grounding wires and connected on the same bus bar connections, instead of individually connected as required.

White wires used as hot wires should be properly labeled/identified at termination points.

Breakers were not labeled.

No bonding was observed at gas or water piping.

The grounding cable is loose/not secured to grounding rod.

No smoke detectors present inside each bedroom.

No carbon monoxide alarm was observed outside of and in the immediate vicinity of the bedrooms.

Current continues to flow through master bathroom GFCI receptacle even after it was tripped.

Loose/unsecured receptacles were observed in dining room and in breakfast area.

Several receptacles throughout home were observed missing cover plates.

Need to reposition the garage operator safety sensors to within 6 inches of garage floor.

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REPAIR ITEMS

- Inadequately adhered and easily lifted tab ends were observed on roof.
- The temporary repair using sealant around the skylight was observed deteriorated.
- The attic drop ladder lacks insulation on panel, and lacks adequate amount of nails/screws and lacks proper nailing pattern.
- Torn screen observed on left gable vent.
- Deteriorated paint deteriorated and sealant, and minor moisture damage with temporary foam repairs were observed at rear soffit and fascia.
- Need additional sealant at several window frame/brick veneer junctions.
- Deteriorated paint and some minor moisture damage were observed at front porch area siding and rear siding.
- Several weep holes were observed covered up; weep holes are necessary to facilitate proper ventilation of wall cavity.
- Moisture stains and/or moisture damage were observed in master bathroom on baseboards and lower wall next to tub.
- Damaged and/or loose floor covering was observed in dining room.
- Moisture damage and warped floor covering were observed in front right bedroom closet.
- The left bedroom ceiling fan base was observed slightly sunken into ceiling.
- The front entrance door is cracked damaged along door style.
- Deteriorated paint, deteriorated sealant, and/or some moisture damage were observed on garage overhead door jamb and trim, and on garage side exit door panel.
- Cracked/bent and/or corrosion damage were observed on garage overhead door upper and lower panels.
- The spare bathroom door did not latch, may need to adjust striker plate.
- Missing and/or loose locks were observed on windows in den, and in master bathroom.
- The dining room window and one master bedroom window each have a lock that will not engage.
- Need to install all missing screens.
- Need to properly clean creosote buildup observed in fireplace.
- No voltage detected on kitchen GFCI receptacles located on each side of sink.
- The master bathroom sink and the spare bathroom right sink lack a receptacle within 36 inches as required by the IRC.
- Attempts to turn on furnace proved unsuccessful; unit was currently not operable.
- The furnace vent stack does not vent adequately to the exterior; and, no combustion cap observed at vent termination.
- The furnace copper gas branch line should be replaced with a proper flexible branch line.
- Furnace lacks a sediment trap at gas line connection.
- The return air-plenum and several air register grilles were observed dirty.
- Damaged and/or missing wall tile and deteriorated grout were observed around master bathtub.
- No vacuum breakers present on exterior faucets.
- Water heater is located in utility room which opens into garage; unit needs to be elevated minimum 18 inches above garage floor.
- The water heater T&P relief valve drain line needs to be re-positioned to drain with a continuous gravitational flow.
- Water heater lacks a drain pan.
- Water heater lacks a sediment trap at gas line connection.
- Dishwasher lacks an air-gap device or high loop on drain line.
- Flexible tubing was used to vent kitchen vent to the exterior. Flexible tubing is not acceptable.
- No backdraft damper observed at kitchen vent termination.
- Need to continuously hold garage door control button for door to close completely; this indicates possible misalignment of safety sensors.

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IMPROVEMENT ITEMS

The 2"x4" purlin supports should not be smaller in size than the 2"x6" rafters they support, as required by newer code.

ITEMS TO MONITOR

Evidence of possible microbial growth was observed underneath spare bathroom sinks.

Moisture stains were observed underneath skylight and on garage ceiling.

Deteriorated paint and/or moisture stains were observed on den rear window sills and casings.

Deteriorated and/or blistering paint were observed on rear patio ceiling.

Some insurance companies prohibit certain breaker panels, Federal Pacific/Stab-Lok, Zinsco, Sylvania, or Challenger; insurance may be difficult if not potentially impossible to bind without replacing the breaker panel. It is this inspector's opinion that your home insurance company be consulted to determine if they have any limitations or exclusions since this home's panel box is a Federal Pacific/Stab-Lok.

Evidence of a possible leak was observed at a water line connection located in right attic area.

Plumbing system and fixtures should be properly evaluated when water is made available.

DEFERRED COST ITEMS

It is this inspectors opinion the amount of discoloration, granular loss, and brittleness indicate this roof coverage to be within its last quarter of expected useful lifespan.

It is this inspector's opinion this furnace has lived its expected useful lifespan.

It is this inspector's opinion this water heater has lived its expected useful lifespan.

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SAMPLE FOUNDATION MAINTENANCE

A maintenance program should be initiated for controlling the rate of differential settlement. Such a program normally includes maintaining the integrity of drainage around the perimeter of the structure by directing water away from the building and off the site. An acceptable degree of sloping of the perimeter soil is a drop of four inches in the first four feet of distance from the face of the slab. If this is not possible, any positive degree of sloping is acceptable.

This drainage program, in conjunction with a watering program designed so that water gradually soaks into the soil at a distance of 1 to 5 feet from the perimeter of the building will aid in controlling the rate of settlement.

The objective of this program is to control as nearly as is practical, a constant moisture content of the load-bearing soil under the foundation. Trees, large vegetation and ground cover sometimes makes this difficult to accomplish and may require, in a few instances, their removal.

It is pointed out that this program is used only as an aid to maintaining foundations. It should not be considered capable of controlling differential movement or other types of movement of foundations due to geological activity such as found at fault lines, or area land subsidence. It is also not intended capable of controlling movement due to erosion or shifting of soils near drainage ditches, creeks or other waterways.

Careful steps in planning and maintenance of your home and property could prevent future problems with your foundation. Other items to keep in mind include but are not limited to:

1. Discard rotted trees and shrubs which are too near the house.
2. Install root barriers between the slab and trees that are near the house.
3. Correct plumbing problems promptly.
4. Spread additional top soil around the foundation to help minimize the effects of erosion.

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IMPORTANT LIMITATIONS AND DISCLAIMERS

This Inspection Report reports only on the items listed and only on the present condition of those items. This report reflects only if the items inspected are observed to be “operable” or “inoperable” at the time of the inspection, that is, whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This report reflects only those items that are reasonably observable at the time of inspection. **NO REPRESENTATION OR COMMENT** is made concerning any latent defects or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector, and no representation or comment can be made. **NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON.** **NIETHER** the Inspection Survey **NOR** this Inspection Report constitutes a guarantee on warranty, expressed or implied on the condition of the property or any component surveyed. Buyer, by accepting this Report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. Opinions related to the compliance with specifications legal and current code requirements or restrictions of any kind are specifically excluded as being covered by this inspection. This inspection is **NOT** an engineering inspection, and shall **NOT** be considered as one. If any cause of concern is noted on this report, or the client wants further evaluation, the client should consider an evaluation by a licensed structural engineer.

BOTH THE INSPECTION SURVEY AND INSPECTION REPORT WERE PERFORMED EXCLUSIVELY FOR THE INDIVIDUALS OR COMPANY NAMED ON THIS REPORT AND IS NOT TRANSFERABLE.

If any item is unclear, call me for clarification.

Respectfully submitted,



ARTURO MARQUEZ
 PROFESSIONAL INSPECTOR
 TREC #2685