

**BARNES REAL ESTATE INSPECTIONS**  
**TREC LIC# 22055**  
**NACHI ID# 17010801**  
**InspectedbyBarnes@gmail.com**  
**832.535.0243**



***THIS INSPECTION REPORT HAS BEEN PREPARED EXCLUSIVELY FOR***

**George Gonzalez**  
**17219 Park Lodge Drive**  
**Spring, TX 77379**

**Barnes Real Estate Inspections PLLC,  
TREC#22055,NACHI#17010801**

**INVOICE**

Sugar Land, TX 77478

Phone 832.535.0243  
inspectedbybarnes@gmail.com

TREC 22055 NACHI 17010801

<p><b>SOLD TO:</b></p> <p>George Gonzalez</p> <p>TX</p>
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<b>INVOICE NUMBER</b>	20201016-02
<b>INVOICE DATE</b>	10/16/2020
<b>LOCATION</b>	17219 Park Lodge Drive
<b>REALTOR</b>	Susan Matson

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$375.00	\$375.00
10/17/2020	(\$375.00)	(\$375.00)
	<b>SUBTOTAL</b>	\$375.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$375.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

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## **PROPERTY INSPECTION REPORT**

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**Prepared For:** George Gonzalez  
(Name of Client)

**Concerning:** 17219 Park Lodge Drive, Spring, TX 77379  
(Address or Other Identification of Inspected Property)

**By:** Michael Barnes, Lic #22055 NACHI 17010801 10/16/2020  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### **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](http://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. 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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The

Report Identification: 20201016-02, 17219 Park Lodge Drive, Spring, TX

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**

Present at Inspection:  Buyer  Selling Agent  Listing Agent  Occupant  
Building Status:  Vacant  Owner Occupied  Tenant Occupied  Other  
Weather Conditions:  Fair  Cloudy  Rain Temp: 68  
Utilities On:  Yes  No Water  No Electricity  No Gas  
Special Notes: \_\_\_\_\_

**INACCESSIBLE OR OBSTRUCTED AREAS**

Sub Flooring  Attic Space is Limited - Viewed from Accessible Areas  
 Floors Covered  Plumbing Areas - Only Visible Plumbing Inspected  
 Walls/Ceilings Covered or Freshly Painted  Siding Over Older Existing Siding  
 Behind/Under Furniture and/or Stored Items  Crawl Space is limited - Viewed From Accessible Areas  
 Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

**SAFETY CONCERNS ARE NOTATED IN RED.**  
**REPAIR ITEMS ARE NOTATED IN BLUE.**

Any locations referenced will be as if facing the front of the house from the street.

**NOTE:** When reading the report please keep in mind that no home is perfect. Please be aware that home inspectors are *not* code enforcers and the International Building Code is the **MINIMUM** standard. I will likely comment on items that **EXCEED** those standards.

**PICTURE NOTE:** Pictures contained in the report are examples to be used as reference and not intended to be an exhaustive list of every occurrence found during the inspection.

**PROPERTY INSPECTION AGREEMENT**

Client - George Gonzalez

Property Address - 17219 Park Lodge Drive Spring, TX 77379

In consideration of the inspection fee of \$ \$375.00 paid by Client to Inspector, the receipt and sufficiency of which is hereby acknowledged by Inspector, and pursuant to this Property Inspection Agreement (this "Agreement"), Barnes Real Estate Inspections, LLC (Inspector) agrees to conduct an inspection for the purpose of informing Client of major deficiencies in the condition of certain improvements located on the Property described above. The written report produced by the Inspector regarding the Property is the confidential property of the Inspector and Client and shall not be copied, reproduced, used by, transferred to, or relied upon by any other person or company without both the Inspector's and Client's prior written consent.

**I. PURPOSE AND SCOPE OF INSPECTION.** The purpose of this one-time inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. A system or component has a major defect if it is unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The following items are **not** covered in the scope of the inspection: Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by the TREC standards, as well as detached buildings, fences and gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, intercoms, water treatment devices, thermostatic or time clock controls, radiant heat systems, solar heating systems, furnace heat exchangers, alarm systems, draperies, blinds, shutters, hardware, formica, marble, tile floors, wall coverings, air

conditioning systems when outside temperature is below sixty (60) degrees, refrigerant and condensate leaks, drains, sprinkler systems in automatic mode or when outside temperature is below thirty-two (32) degrees, landscape lighting, sewer lines, septic systems, water wells, solar heating systems, water conditioning systems, and low voltage lighting. Regarding pools, hot tubs, saunas, steam baths, ponds, and fountains, only above-ground portions of such improvements are inspected, provided, however, that freeze protection equipment and anti-siphon equipment are not inspected. The inspection and report do not address, and are not intended to address, code and regulation compliance (all code references are for educational purposes only), the possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, electromagnetic fields, microbiological organisms and other indoor and outdoor substances, mold, underground storage tanks, proximity to toxic wastes, zoning ordinances, flood plain location, geological stability of soils, wood destroying insects, dry rot, fungus, or household pests. Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Many homes have excessive moisture issues that might lead to mold growth, but the ability to detect the presence of mold is beyond the scope of this inspection. If you are concerned about the presence of mold, you are strongly urged to consult with a qualified professional microbiologist or mold inspector prior to purchasing the Property. Inspector is not required to inspect areas which may contain, in Inspector's sole discretion, materials hazardous to the health and/or safety of the Inspector's personnel.

- II. NO WARRANTIES OR GUARANTIES.** This inspection is not intended to be technically exhaustive, nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected, and it should not be relied on as such. The inspection may include the use of infrared camera/digital camcorders, which can capture infrared and digital images. The use of this additional advanced equipment is for the benefit of the Client; provided, however, that latent and concealed defects and deficiencies are excluded from the inspection, and Inspector in no way purports to perform any service beyond the standard "visual inspection" of the Property. **CLIENT IS HEREBY NOTIFIED THAT THE INSPECTOR HAS NOT MADE, DOES NOT MAKE, AND HEREBY DISCLAIMS ANY WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM INSPECTED, SPECIFICALLY INCLUDING (BUT NOT LIMITED TO), ANY IMPLIED WARRANTIES OF FITNESS, MERCHANTABILITY, HABITABILITY AND GOOD AND WORKMANLIKE CONDUCT.** Client is advised that property owner warranties are available through third-party providers if warranties are desired. The price of the inspection does not include any such warranties, and none are offered or available through the Inspector. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to the Property or the systems, components, or contents therein. Since the inspection procedure is visual only and is not intended or designed to be diagnostically and/or technically exhaustive, an inherent risk remains that undiscovered problems exist and/or future problems will develop. Client acknowledges that the Inspector is not an insurer and it is not the intent and/or purpose of this inspection procedure to provide client with a risk free purchase or usage of the Property.
- III. LIMITATION OF LIABILITY.** Since the inspection is primarily a visual inspection, it is not possible to eliminate all risks involved in the purchase and/or ownership of the Property. **CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, THAT CLIENT'S SOLE AND EXCLUSIVE REMEDY FOR ANY AND ALL LOSSES OR DAMAGES SUSTAINED BY CLIENT RELATING TO THIS AGREEMENT OR THE INSPECTION OR REPORT PROVIDED PURSUANT HERETO, INCLUDING ATTORNEYS' FEES AND COSTS, AND EXPERT WITNESS FEES AND COSTS, IS LIMITED SO THAT THE TOTAL AGGREGATE LIABILITY OF THE INSPECTOR (OR INSPECTOR'S EMPLOYEES OR ASSIGNEES) SHALL NOT EXCEED THE AMOUNT OF THE FEE PAID BY CLIENT TO INSPECTOR FOR THE INSPECTION AND REPORT.** This limitation shall apply regardless of the cause or the legal theory pled or asserted specifically including, but not limited to, negligence and shall control the amount of any award against the Inspector. Unless Inspector is found to be grossly negligent, Inspector shall have no liability with respect to Inspector's obligations under this Agreement or otherwise for consequential, exemplary, special, incidental, or punitive damages even if Inspector has been advised of the possibility of such damages. Client further waives any rights under the Deceptive Trade Practices-Consumer Protection Act, Section 17.41 *et seq.*, Texas Business & Commerce Code, a law that gives consumers special rights and protections, for any claim. After consultation with an attorney of their own selection, or with reasonable opportunity to consult with an attorney, Client voluntarily consents to this waiver.
- IV. TAINTED, CORROSIVE DRYWALL.** From approximately 1999 until today, some homes in Texas were reportedly built or renovated using tainted drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H<sub>2</sub>S), iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide, and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing, and electrical wiring, and it often creates noxious odors which may pose health risks. Tainted, Corrosive Drywall has most commonly been reported in houses built or renovated/remodeled after 2000 in 42 out of the nation's 50 states. Additional information concerning Tainted, Corrosive Drywall can be found at: <http://www.cpsc.gov/info/drywall/index.html>; <http://www.constructionguru.com>; and <http://chinesedrywallcomplaintcenter.com>. By signing this Agreement, Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a drywall specialist.
- V. NOTIFICATION OF DISPUTES REQUIRED/ARBITRATION OF DISPUTES.** Client shall notify Inspector in writing of any controversy or claim related to this Agreement, the inspection or the inspection report within ninety (90) days after the date of this Agreement, and all disputes not submitted to Inspector within such time shall be deemed waived by Client, and Client hereby releases, acquits, and forever discharges Inspector from such claims, and all related causes of action and damages, not submitted to Inspector within said ninety (90) day period. In order to provide Inspector with an opportunity to investigate and resolve any such claim, Client shall not commence any arbitration or other legal proceeding relating to such claim for a period of thirty (30) days after Inspector's receipt of written notice of the claim. If, with respect to a controversy or claim related to this Agreement, the inspection or the inspection report, Client and Inspector are unable to reach a mutually satisfactory resolution within said thirty (30) day period, such dispute shall be settled by binding arbitration administered by the American Arbitration Association under its construction industry arbitration rules; provided, however, that if such claim is made by Client, Client shall satisfy the requirements of Section 5 hereof prior to submitting such claim to arbitration. Only TREC licensed real estate inspectors will be eligible to serve as the arbitrator. Judgment upon the award rendered by an arbitrator may be entered in any court having jurisdiction thereof. In any arbitration or other legal action in which the Inspector is the prevailing party or is not found liable, Inspector shall recover from Client any attorney's fees and costs incurred by Inspector in defense of the proceeding. **NOTICE TO CONSUMERS AND SERVICE**

RECIPIENTS: A recovery fund is available for aggrieved persons through the Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78871-2188, 800-2508732 or 512-459-66544, <http://www.trec.state.tx.us>.

- VI. **CERTIFICATE OF MERIT.** Client shall make no claim, including without limitation any claim of professional negligence, against Inspector unless Client has first provided Inspector with a written certification executed by an independent Texas Licensed Professional Real Estate Inspector currently practicing in the field of residential inspections in the Greater Houston, Texas area for homebuyers. The certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions of the Inspector that the certifier contends are not in conformance with the standard of care for a Licensed Professional Real Estate Inspector performing a home inspection under similar circumstances; and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. This certificate shall be provided to the Inspector not less than twenty (20) days prior to the presentation of any claim, or the institution of any arbitration or legal proceeding by Client. This certificate of merit requirement will take precedence over any existing state law in force at the time of the claim or demand for arbitration.
- VII. **INDEMNITY. CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS INSPECTOR, ITS PARTNERS, OFFICERS, EMPLOYEES, ATTORNEYS, AND AGENTS, AND TO DEFEND ANY ACTION BROUGHT AGAINST ANY SUCH PARTIES, WITH RESPECT TO ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, DEBTS OR LIABILITIES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER OR NOT RESULTING FROM THE NEGLIGENCE OF ANY PARTY SO INDEMNIFIED, UNLESS CAUSED BY THE GROSSLY NEGLIGENT ACTIONS OR INTENTIONAL MISCONDUCT OF INSPECTOR.**
- VIII. **MISCELLANEOUS.** Any particular concern of Client regarding the Property shall be brought to the attention of the Inspector before the inspection begins. All written comments by the Inspector shall supersede oral comments. The inspection report is valid for the date and time of the inspection only. Re-inspections charges will apply for any additional trips to the Property. Client agrees that if he/she is not in receipt of the written inspection report on this Property within 48 hours of the date and time of the inspection, Client will contact the Inspector in writing to inform him that the inspection report has not been received. The invalidity, illegality, or unenforceability of any provision contained in this Agreement shall not affect any other provision hereof, and this Agreement shall be construed as is such invalid, illegal or unenforceable provision has never been contained herein. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. VENUE FOR ANY DISPUTE ARISING IN CONNECTION HEREWITH IS EXPRESSLY DECLARED TO BE IN FORT BEND COUNTY, TEXAS. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement. This Agreement may not be assigned by Client without Inspector's prior written consent. To the extent that the inspection report issued by the Inspector conflicts with the terms of this Agreement, the terms of this Agreement shall control. This Agreement shall be included as an addendum to the inspection report issued by the Inspector related to the Property. Any notice which is required or desired under this Agreement shall be given in writing and may be sent by personal delivery or by mail (either a. United States mail, postage prepaid, or b. Federal Express or similar generally recognized overnight carrier), addressed as follows (subject to the right to designate a different address by notice similarly given): if to Inspector, Barnes Real Estate Inspections, LLC 1930 Cheyenne River Circle Sugar Land, Texas 77478; if to Client, to the address set forth herein below.

The undersigned Client hereby executes this Property Inspection Agreement on this the 17<sup>th</sup> day of October, 2020. In exchange for the real estate inspection to occur at 17219 Park Lodge Drive Spring, TX 77379 on October 17, 2020 the client, George Gonzalez agree to pay the inspector Mike Barnes of Barnes Real Estate Inspections TREC LIC# 22055 the full sum of \$375.00 on or before October 17, 2020.

? I would like a copy of the inspection report forwarded to my REALTOR. (Please check box, if applicable.)

? I would like a copy of the inspection report forwarded to . (Please check box, if applicable.)

**CLIENT: George Gonzalez**

\_\_\_\_\_  
(Signature) (Date)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Current Address)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Slab

*Crawlspace viewpoint:*

*Comments:*

**PERFORMANCE OPINION:** The residence was observed as having a concrete slab on grade foundation. The foundation was blocked from view in some locations so I was unable to observe the entire slab. There was evidence of prior foundation repairs and movement such as sticking doors, separation at windows, cracks in brick and mortar, etc. I recommend obtaining any information and transferable warranties related to the repairs. Much of the interior of the home had been remodeled so some indicators may have been hidden. Out of an abundance of caution I recommend having the he foundation evaluated.



**REPAIR ITEM:** There were corner pops on the structure. Corner pops are not an uncommon occurrence on concrete slab foundations and typically have no bearing on the function of the foundation. I do recommend they be sealed with hydraulic cement to prevent the possibility of moisture and/or pest penetration.



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I	NI	NP	D
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**NOTE:** I recommend a professional contractor evaluate and repair the system as needed.

**NOTE:** *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

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I	NI	NP	D
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**B. Grading and Drainage**

*Comments:*

**REPAIR ITEM:** The drainage needed to be corrected so water is directed away from the foundation. There should be a minimum of 6 inches of fall within 10 feet away from the foundation. The water shall be directed to drains or swales to ensure drainage away from the structure. This will help prevent water from collecting around the foundation which could result in water penetration and/or foundation issues over time.



**REPAIR ITEMS:** Adding gutters to the perimeter of the home will aid drainage and erosion control



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**REPAIR ITEM:** The soil/vegetation, and/or decking/cement was too high on the foundation. The perimeter of the structure needed to be examined and remediated where there is not four inches of foundation exposed for masonry veneer (i.e. brick, stone, etc.) and six inches for all other materials (i.e. wood, vinyl siding, etc.). The current condition may allow water to penetrate the walls.



**NOTE:** I recommend a professional contractor evaluate and repair the system as needed.  
**NOTE:** Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

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**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt Shingles

*Viewed From:* Eaves with zoom camera

*Comments:*

**NOTE:** It is recommended by GAF (the largest roofing manufacturer in North America) that asphalt shingle roofs receive maintenance every three to five years. The roof on this home is approximately three years old. There were no indications of active roof leaks at the time of the inspection that I was able to observe. (Not all areas of the attic were accessible so some areas were not observed.) This roof will likely need a tune up in the near future as recommended by GAF standards.

**REPAIR ITEM:** I recommend keeping the roof clear of debris. Pine straw, leaves, etc. will trap moisture, cause the roof to deteriorate prematurely, and may allow water damage to occur in the attic and on interior surfaces.



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**D. Roof Structures and Attics**

*Viewed From:* Inside the attic

*Insulation type:* Blown

*Approximate Average Depth of Insulation:* 6"

*Comments:*

**REPAIR ITEM:** The insulation was missing/thin in several locations. There were also some wall insulation that had fallen. I recommend evaluation by an insulation professional.



I=Inspected

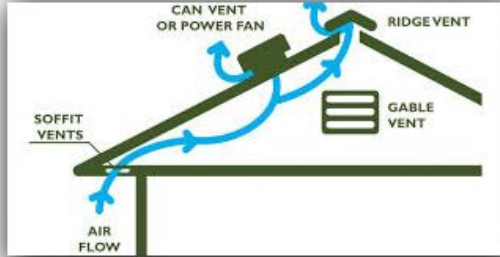
NI=Not Inspected

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I	NI	NP	D
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**REPAIR ITEM:** The attic ventilation was inadequate at the time of the inspection. Poor ventilation increases heat in the attic and living space in addition to decreasing the life of the roof covering and any appliances located in the attic such as HVAC equipment and water heaters.



**REPAIR ITEM:** There was wood rot on the soffit and fascia. I recommend replacement of damaged wood.



**NOTE:** I recommend a professional contractor evaluate and repair the system as needed.

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I	NI	NP	D
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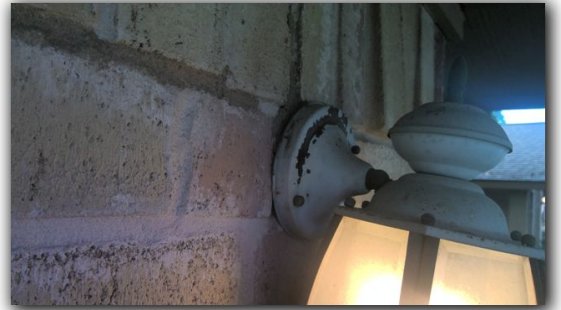
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**E. Walls (Interior and Exterior)**

*Exterior Wall Covering: Brick, Siding*

*Comments:*

**REPAIR ITEM:** Monitor all exterior wall penetrations and all locations where two different building materials meet. Over time the caulk used in these areas will deteriorate and caulk or hydraulic cement will need to be re-applied. Some such locations include the following: around light fixtures, expansion joints, hose bibs, electrical panels, vents, door & window frames, etc to name a few.



**REPAIR ITEM:** There were cracks in the brick and/or mortar. This may have been the result of a foundation or structural issue. I recommend sealing the cracks to prevent possible water and/or pest intrusion that could eventually damage the components behind the brick.



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I	NI	NP	D
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**REPAIR ITEMS:** I recommend keeping vegetation trimmed away from the exterior walls.



**NOTE:** I recommend a professional contractor evaluate and repair the system as needed.

**F. Ceilings and Floors**

*Comments:*

**REPAIR ITEM:** There was evidence of prior water damage on interior ceilings. There were no indications of active leaks at the time of the inspection.



**REPAIR ITEM:** There were cracks in tiles and grout on interior floors. This may be the result of prior foundation movement.



**NOTE:** I recommend a professional contractor evaluate and repair the system as needed.



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I	NI	NP	D
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**G. Doors (Interior and Exterior)**

*Comments:*

**REPAIR ITEM:** The caulking around exterior doors has deteriorated and should be re-sealed to prevent moisture and/or pest intrusion.



**REPAIR ITEM:** There was evidence of wood rot, rust, and water damage on exterior doors and frames.



I=Inspected

NI=Not Inspected

NP=Not Present

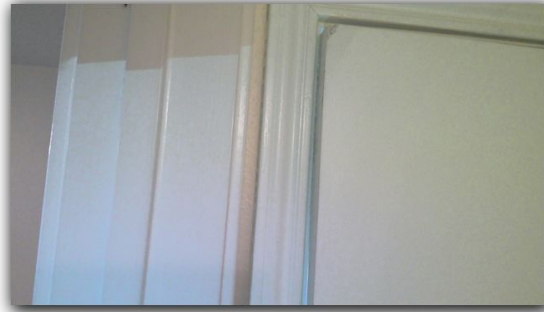
D=Deficient

I	NI	NP	D
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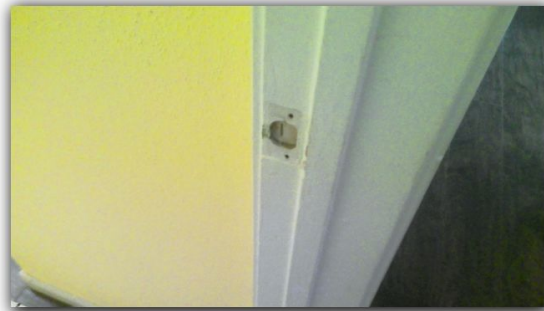
**REPAIR ITEM:** The door into the garage is recommended to be self closing.



**REPAIR ITEM:** Some doors would not close properly at the time of the inspection.



**REPAIR ITEM:** There were doors with missing hardware.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**NOTE:** The door frame over the garage opening had a slight sag.



**NOTE:** I recommend a professional contractor evaluate and repair the system as needed.

#### H. Windows

*Comments:*

**REPAIR ITEM:** The trim around several of the windows had deteriorated caulk and should be sealed to prevent moisture and pest intrusion. (Some of the separation may have been the result of foundation or structural movement.)



**REPAIR ITEM:** There were some windows that had damaged or missing screens. I recommend replacement of the screens.



**NOTE:** I recommend a professional contractor evaluate and repair the system as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Comments:*

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**J. Fireplaces and Chimneys**

*Fireplace Type: Gas*

*Comments:*

**SAFETY CONCERN:** The inside of the firebox was cracked and the gas line was damaged. I repairing the damage firebox and repair/replacement of the gas line.



**NOTE:** The gas shut off valve was to the left of the fireplace.



**NOTE:** I recommend a professional contractor evaluate and repair the system as needed.

**NOTE:** I recommend having the chimney flue professionally cleaned prior to use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

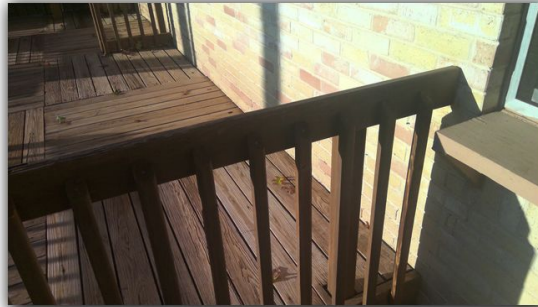
I	NI	NP	D
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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**REPAIR ITEM/SAFETY CONCERN:** The deck on the rear of the home had several issues. There was wood to ground contact, wood rot, loose rails, exposed nails, etc. I recommend repair/replacement.



**NOTE:** I recommend a professional contractor evaluate and repair the system as needed.

- 

**L. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

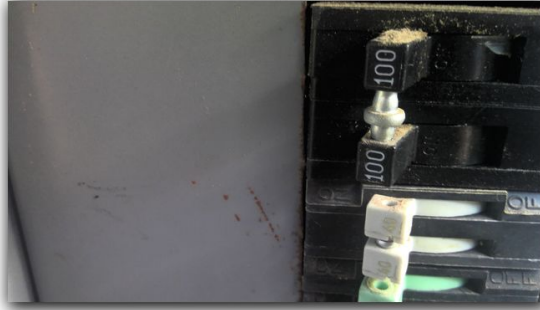
D=Deficient

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Service amperage: 100*



*Comments:*

The electrical system should be investigated by a licensed, professional electrician. Some of the issues discovered were as follows:

**SAFETY CONCERN:** The ground rod should be driven completely into the ground and the ground wire should be secured with an acorn type fastener.



**SAFETY CONCERN:** I was unable to safely remove the panel cover because owner belongings were blocking access. There should be a minimum of 36" clearance on the front and sides of the service panel.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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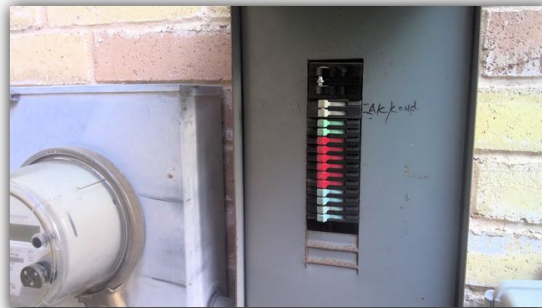
**SAFETY CONCERN:** The service entrance panel was not properly labeled.



**SAFETY CONCERN:** There is an open slot that needs to be covered with a blank.



**SAFETY CONCERN:** This old style panel is often removed. These panels pose a higher risk of fire. I recommend having this panel evaluated by a licensed electrician.



**NOTE:** I recommend a licensed electrician evaluate and repair the system as needed.

**NOTE:** I was unable to verify bonding on all required elements.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Branch Circuits, Connected Devices, and Fixtures**

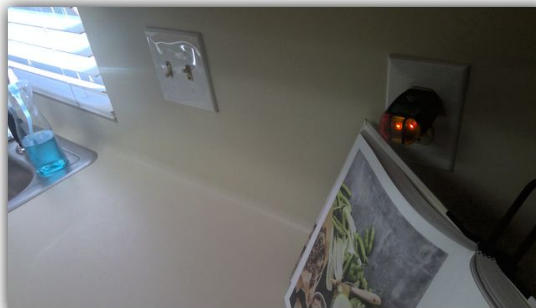
Type of Wiring: Copper

Comments:

**REPAIR ITEM:** There was an outlet on the left side of the home that was not properly installed and not functional at the time of the inspection.



**SAFETY CONCERN:** Many of the outlets in "wet areas" in the home were not protected by GFCI's such as the kitchen, exterior, garage, and laundry room.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**REPAIR ITEM:** The outlet for the electric dryer is the old style 3 prong. This will not work on many of the newer dryer plugs. I recommend upgrading this plug.



**REPAIR ITEM:** According to current standards all bathroom sinks must have a GFCI protected outlet within 3' of a sink. The left side sink in the primary bathroom did not meet this standard.



**SAFETY CONCERN:** There were broke/damaged cover plates on outlets and/or switches.

Attic



I=Inspected

NI=Not Inspected

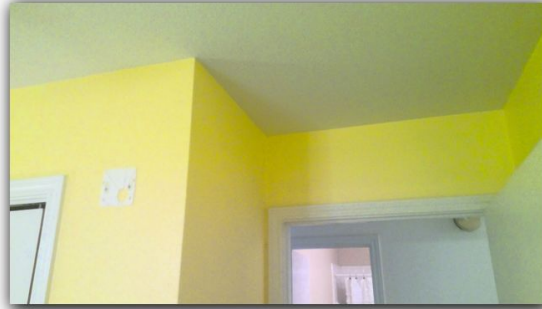
NP=Not Present

D=Deficient

I	NI	NP	D
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**SAFETY CONCERN:** This home was equipped with gas appliances and is therefore recommended to have carbon-monoxide detectors installed on each floor and outside of sleeping areas.

**SAFETY CONCERN:** Bedrooms were missing smoke detectors. Smoke detectors are required in all bedrooms, in the hallway outside bedrooms, on each floor, and required to be interconnected so when one alarm sounds it will activate all other alarms in the home.



**SAFETY CONCERN:** There was electrical wiring on the rear of the home that was not properly terminated.



**NOTE:** I recommend a licensed electrician evaluate and repair the system as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Type of Systems:* Central

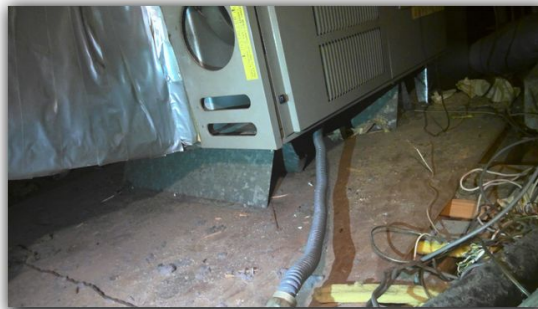
*Energy Sources:* Gas

*Comments:*

**SAFETY CONCERN:** Drip leg/sediment traps need to be installed on the furnace gas line by a licensed plumber.



**SAFETY CONCERN:** A flexible gas line was penetrating through the appliance wall.



**NOTE:** I recommend a licensed HVAC contractor evaluate and repair the system as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Cooling Equipment**

*Type of Systems:* Central AC

*Comments:*

**REPAIR ITEM:** The area where the HVAC lines enter the exterior wall needs to be sealed with steel wool and expandable foam to prevent pest intrusion. This is one of the most common entry points for rodents.



**REPAIR ITEM:** The suction line insulation on the exterior compressor unit needed to be repaired or replaced.



**REPAIR ITEM:** I recommend installing a float switch on all AC pans. A float switch will turn the AC off if the pan does not drain properly and fills with water. This would help prevent water damage to interior surfaces.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**REPAIR ITEM:** The secondary drain pan had debris that should be removed and was not installed correctly.



**REPAIR ITEM:** According to TREC standards A/C units should have a minimum of a 14 degree differential between supply. I recommend evaluation and repair by a licensed HVAC technician.



I=Inspected

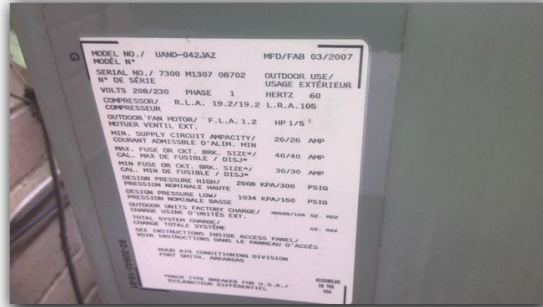
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**NOTE:** The older unit operates on R-22. R-22 is no longer being manufactured or imported in the US. As a result, the R-22 refrigerant has and will continue to increase in cost.



**NOTE:** I recommend a licensed HVAC contractor evaluate and repair the system as needed.

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**C. Duct Systems, Chases, and Vents**

*Comments:*

**REPAIR ITEM:** There were multiple locations where ducts were in contact with each other and/or not properly suspended by strapping every 4' as required by current standards. Ideally the ducts would be installed in such a way as to **not** come in contact with each other or other building materials. At a minimum, insulation should be placed between ducts that are in contact with each other.



**NOTE:** I recommend a licensed HVAC contractor evaluate and repair the system as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Water supply type: Public*

*Location of water meter: Near street*



*Location of main water supply valve:* I was unable to locate a main shut off valve. This is not unusual in a home this age.

*Static water pressure reading:* 65psi

*Comments:*

**REPAIR ITEM:** Caulk around shower heads, tub spouts, and tub/shower enclosures, and tub/floor intersections to prevent water damage to sub-floors and behind walls and fixtures.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**SAFETY CONCERN:** Gas pipes should not be installed in solid walls unless the pipe is in an open chase or in a casing (sleeve) to protect the pipe from settlement stress and corrosion.



**REPAIR ITEM:** There were commodes loose at the floor. Secure in place to help prevent leaks. (It is likely the wax ring will need to be replaced.)



**REPAIR ITEM:** There were shower heads that were loose and needed to be secured in place.





I=Inspected

NI=Not Inspected

NP=Not Present

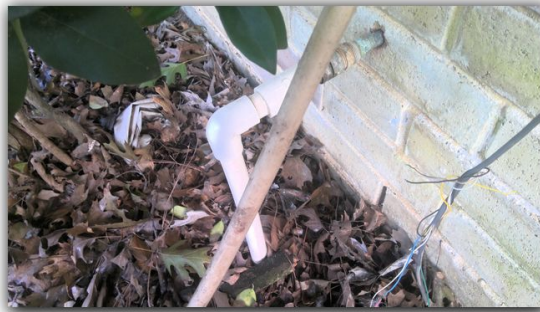
D=Deficient

I	NI	NP	D
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**REPAIR ITEM:** The shower diverter were not operating as designed at the time of the inspection. I recommend repair/replacement by a licensed plumber.



**REPAIR ITEMS:** Damaged/missing insulation. I recommend insulating exterior water lines to protect from freezing.



**REPAIR ITEM:** An anti-siphon device was missing on hose bibs.

Correct



**NOTE:** I recommend a licensed plumber evaluate and repair the system as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

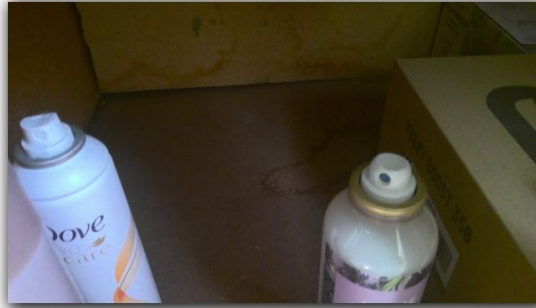
I NI NP D

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**B. Drains, Wastes, and Vents**

*Comments:*

**REPAIR ITEM:** There was evidence of prior water damage and organic growth under sinks.



**REPAIR ITEM:** There were drains/stoppers that were missing, not properly installed, and/or not functioning as designed at the time of the inspection.



**NOTE:** Signs of prior water damage should be investigated further to determine if there is hidden damage and/or organic growth.

**NOTE:** I recommend a licensed plumber evaluate and repair the system as needed.

- 

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 40 Gallon



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Comments:*

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## V. APPLIANCES

### A. Dishwashers

*Comments:*

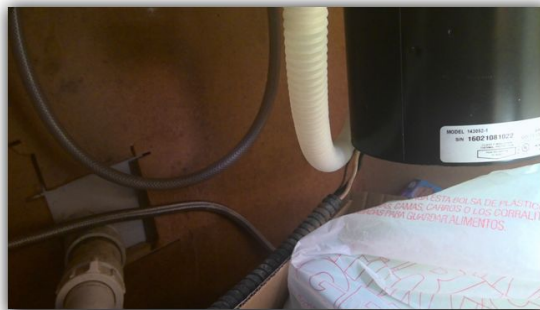
**NOTE:** Functioning as designed at the time of the inspection.



### B. Food Waste Disposers

*Comments:*

**SAFETY CONCERN:** The wiring entering the disposal was not protected from sharp edges. I recommend installing a grommet to secure and protect the wiring. Over time the vibration from the disposal will likely wear through the protective rubber coating. As a result, the wire may energize the disposal creating a shock hazard. The unit was also hardwired vs having a GFCI protected outlet as required by current standards.



### C. Range Hood and Exhaust Systems

*Comments:*

**NOTE:** Functioning as designed at the time of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Comments:*

**RANGE TYPE:** Gas  Electric



**SAFETY CONCERN:** There was no anti tip device installed on the stove.



Unit #1:  Electric  Gas

Tested at 350°F, Variance noted: +6 °F (max 25°F)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**E. Microwave Ovens**

*Comments:*

**NOTE:** Functioning as designed at the time of the inspection.



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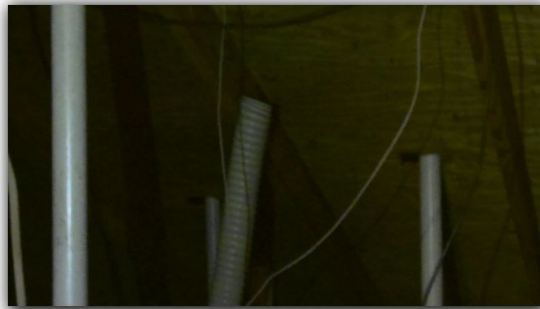
**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**REPAIR ITEM:** The laundry room did not have an exhaust fan. This is not unusual on a home this age.



**REPAIR ITEM:** The mechanical exhaust fans were venting into the attic. They should vent to the exterior of the building envelope.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**G. Garage Door Operators**

*Comments:*

**SAFETY CONCERN.** There was no photoelectric sensors. I recommend installing sensors 6" or less above the floor.



- 

**H. Dryer Exhaust Systems**

*Comments:*

**REPAIR ITEM:** The dryer was venting into the attic. It should vent to the exterior of the building envelope.



**NOTE:** I recommend the dryer exhaust be cleaned at a minimum of once per year to prevent clogs that could result in decreased efficiency, excessive appliance wear, and the possibility of a fire hazard. Functioning as designed at the time of the inspection.

- 

**I. Other**

*Comments:*

## Summary

Home inspections are limited visual evaluations of the property and only addresses those conditions that are present, visible, and accessible at the time of the inspection. The inspection is not technically exhaustive and may not reveal all deficiencies. It is the clients responsibility to read ALL of the information in this inspection report and have follow up evaluations performed by qualified tradesmen prior to the expiration of any time limitations. Investigation by a qualified tradesmen will likely lead to the discovery of additional deficiencies. Failure to address deficiencies may lead to further damage and additional costs.

**NOTE:** When reading the report please keep in mind that no home is perfect. Real Estate Inspectors are **NOT** code enforcers and the International Building Code is the **MINIMUM** standard.

**PICTURE NOTE:** Pictures contained in the report are examples to be used as reference and not intended to be an exhaustive list of every occurrence found during the inspection.

## FOUNDATIONS

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**REPAIR ITEM:** There were corner pops on the structure. Corner pops are not an uncommon occurrence on concrete slab foundations and typically have no bearing on the function of the foundation. I do recommend they be sealed with hydraulic cement to prevent the possibility of moisture and/or pest penetration.

## GRADING AND DRAINAGE

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**REPAIR ITEM:** The drainage needed to be corrected so water is directed away from the foundation. There should be a minimum of 6 inches of fall within 10 feet away from the foundation. The water shall be directed to drains or swales to ensure drainage away from the structure. This will help prevent water from collecting around the foundation which could result in water penetration and/or foundation issues over time.

**REPAIR ITEMS:** Adding gutters to the perimeter of the home will aid drainage and erosion control

**REPAIR ITEM:** The soil/vegetation, and/or decking/cement was too high on the foundation. The perimeter of the structure needed to be examined and remediated where there is not four inches of foundation exposed for masonry veneer (i.e. brick, stone, etc.) and six inches for all other materials (i.e. wood, vinyl siding, etc.). The current condition may allow water to penetrate the walls.

## ROOF COVERING MATERIALS

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**REPAIR ITEM:** I recommend keeping the roof clear of debris. Pine straw, leaves, etc. will trap moisture, cause the roof to deteriorate prematurely, and may allow water damage to occur in the attic and on interior surfaces.

## ROOF STRUCTURES AND ATTICS

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**REPAIR ITEM:** The insulation was missing/thin in several locations. There were also some wall insulation that had fallen. I recommend evaluation by an insulation professional.



**REPAIR ITEM:** The attic ventilation was inadequate at the time of the inspection. Poor ventilation increases heat in the attic and living space in addition to decreasing the life of the roof covering and any appliances located in the attic such as HVAC equipment and water heaters.

**REPAIR ITEM:** There was wood rot on the soffit and fascia. I recommend replacement of damaged wood.

## WALLS (INTERIOR AND EXTERIOR)

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**REPAIR ITEM:** Monitor all exterior wall penetrations and all locations where two different building materials meet. Over time the caulk used in these areas will deteriorate and caulk or hydraulic cement will need to be re-applied. Some such locations include the following: around light fixtures, expansion joints, hose bibs, electrical panels, vents, door & window frames, etc to name a few.

**REPAIR ITEM:** There were cracks in the brick and/or mortar. This may have been the result of a foundation or structural issue. I recommend sealing the cracks to prevent possible water and/or pest intrusion that could eventually damage the components behind the brick.

**REPAIR ITEMS:** I recommend keeping vegetation trimmed away from the exterior walls.

## CEILINGS AND FLOORS

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**REPAIR ITEM:** There was evidence of prior water damage on interior ceilings. There were no indications of active leaks at the time of the inspection.

**REPAIR ITEM:** There were cracks in tiles and grout on interior floors. This may be the result of prior foundation movement.

## DOORS (INTERIOR AND EXTERIOR)

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**REPAIR ITEM:** The caulking around exterior doors has deteriorated and should be re-sealed to prevent moisture and/or pest intrusion.

**REPAIR ITEM:** There was evidence of wood rot, rust, and water damage on exterior doors and frames.

**REPAIR ITEM:** The door into the garage is recommended to be self closing.

**REPAIR ITEM:** Some doors would not close properly at the time of the inspection.

**REPAIR ITEM:** There were doors with missing hardware.

## WINDOWS

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**REPAIR ITEM:** The trim around several of the windows had deteriorated caulk and should be sealed to prevent moisture and pest intrusion. (Some of the separation may have been the result of foundation or structural movement.)

**REPAIR ITEM:** There were some windows that had damaged or missing screens. I recommend replacement of the screens.

## FIREPLACES AND CHIMNEYS

**SAFETY CONCERN:** The inside of the firebox was cracked and the gas line was damaged. I repairing the damage firebox and repair/replacement of the gas line.

## PORCHES, BALCONIES, DECKS, AND CARPORTS

**REPAIR ITEM/SAFETY CONCERN:** The deck on the rear of the home had several issues. There was wood to ground contact, wood rot, loose rails, exposed nails, etc. I recommend repair/replacement.

## SERVICE ENTRANCE AND PANELS

**SAFETY CONCERN:** The ground rod should be driven completely into the ground and the ground wire should be secured with an acorn type fastener.

**SAFETY CONCERN:** I was unable to safely remove the panel cover because owner belongings were blocking access. There should be a minimum of 36" clearance on the front and sides of the service panel.

**SAFETY CONCERN:** The service entrance panel was not properly labeled.

**SAFETY CONCERN:**

**SAFETY CONCERN:** This old style panel is often removed. These panels pose a higher risk of fire. I recommend having this panel evaluated by a licensed electrician.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

**REPAIR ITEM:** There was an outlet on the left side of the home that was not properly installed and not functional at the time of the inspection.

**SAFETY CONCERN:** Many of the outlets in "wet areas" in the home were not protected by GFCI's such as the kitchen, exterior, garage, and laundry room.

**REPAIR ITEM:** The outlet for the electric dryer is the old style 3 prong. This will not work on many of the newer dryer plugs. I recommend upgrading this plug.

**REPAIR ITEM:** According to current standards all bathroom sinks must have a GFCI protected outlet within 3' of a sink. The left side sink in the primary bathroom did not meet this standard.

**SAFETY CONCERN:** There were broke/damaged cover plates on outlets and/or switches.

**SAFETY CONCERN:** This home was equipped with gas appliances and is therefore recommended to have carbon-monoxide detectors installed on each floor and outside of sleeping areas.

**SAFETY CONCERN:** Bedrooms were missing smoke detectors. Smoke detectors are required in all bedrooms, in the hallway outside bedrooms, on each floor, and required to be interconnected so when one alarm sounds it will activate all other alarms in the home.

**SAFETY CONCERN:** There was electrical wiring on the rear of the home that was not properly terminated.

## HEATING EQUIPMENT

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**SAFETY CONCERN:** Drip leg/sediment traps need to be installed on the furnace gas line by a licensed plumber.

**SAFETY CONCERN:** A flexible gas line was penetrating through the appliance wall.

## COOLING EQUIPMENT

---

**REPAIR ITEM:** The area where the HVAC lines enter the exterior wall needs to be sealed with steel wool and expandable foam to prevent pest intrusion. This is one of the most common entry points for rodents.

**REPAIR ITEM:** The suction line insulation on the exterior compressor unit needed to be repaired or replaced.

**REPAIR ITEM:** I recommend installing a float switch on all AC pans. A float switch will turn the AC off if the pan does not drain properly and fills with water. This would help prevent water damage to interior surfaces.

**REPAIR ITEM:** The secondary drain pan had debris that should be removed and was not installed correctly.

**REPAIR ITEM:** According to TREC standards A/C units should have a minimum of a 14 degree differential between supply. I recommend evaluation and repair by a licensed HVAC technician.

## DUCT SYSTEMS, CHASES, AND VENTS

---

**REPAIR ITEM:** There were multiple locations where ducts were in contact with each other and/or not properly suspended by strapping every 4' as required by current standards. Ideally the ducts would be installed in such a way as to **not** come in contact with each other or other building materials. At a minimum, insulation should be placed between ducts that are in contact with each other.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

---

**REPAIR ITEM:** Caulk around shower heads, tub spouts, and tub/shower enclosures, and tub/floor intersections to prevent water damage to sub-floors and behind walls and fixtures.

**SAFETY CONCERN:** Gas pipes should not be installed in solid walls unless the pipe is in an open chase or in a casing (sleeve) to protect the pipe from settlement stress and corrosion.

**REPAIR ITEM:** There were commodes loose at the floor. Secure in place to help prevent leaks. (It is likely the wax ring will need to be replaced.)

**REPAIR ITEM:** There were shower heads that were loose and needed to be secured in place.

**REPAIR ITEM:** The shower diverter were not operating as designed at the time of the inspection. I recommend repair/replacement by a licensed plumber.

**REPAIR ITEMS:** Damaged/missing insulation. I recommend insulating exterior water lines to protect from freezing.

**REPAIR ITEM:** An anti-siphon device was missing on hose bibs.

## DRAINS, WASTES, AND VENTS

---

**REPAIR ITEM:** There was evidence of prior water damage and organic growth under sinks.

**REPAIR ITEM:** There were drains/stoppers that were missing, not properly installed, and/or not functioning as designed at the time of the inspection.

## FOOD WASTE DISPOSERS

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**SAFETY CONCERN:** The wiring entering the disposal was not protected from sharp edges. I recommend installing a grommet to secure and protect the wiring. Over time the vibration from the disposal will likely wear through the protective rubber coating. As a result, the wire may energize the disposal creating a shock hazard. The unit was also hardwired vs having a GFCI protected outlet as required by current standards.

## RANGES, COOKTOPS, AND OVENS

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**SAFETY CONCERN:** There was no anti tip device installed on the stove.

## MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

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**REPAIR ITEM:** The laundry room did not have an exhaust fan.

**REPAIR ITEM:** The mechanical exhaust fans were venting into the attic. They should vent to the exterior of the building envelope.

## GARAGE DOOR OPERATORS

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**SAFETY CONCERN.** There was no photoelectric sensors. I recommend installing sensors 6" or less above the floor.

## DRYER EXHAUST SYSTEMS

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**REPAIR ITEM:** The dryer was venting into the attic. It should vent to the exterior of the building envelope.

