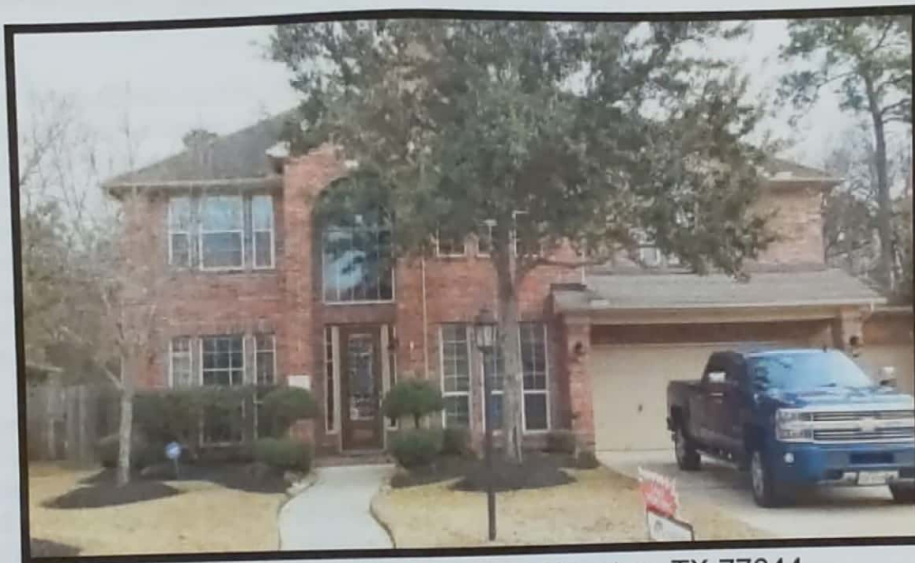


KLB Home Inspections

Property Inspection Report



12811 Winding Manor Drive, Houston, TX 77044
Inspection prepared for: Jen Houston
Real Estate Agent: Michael Russell - Century 21 Realty Partners

Date of Inspection: 2/5/2018 Time: 10:00 am
Age of Home: 2003 Size: 3,225 Built Sqft
Weather: Overcast

Inspector: Karl L Baumert
License # 20154
13362 Mary Wagner Rd, Willis, TX 77318
Phone: 936-697-6556
Email: klbhomeinspect@gmail.com

PROPERTY INSPECTION REPORT

Prepared For: Jen Houston
(Name of Client)

Concerning: 12811 Winding Manor Drive, Houston TX, 77044
(Address or Other Identification of Inspected Property)

By: Karl L Baumert, License # 20154 2/5/2018
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions
REI 7-5 (05/4/2015)

you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

• Post Tension

• There are no significant cracks or movement noted at this time.

Comments:

A.1. All trees should be located no closer than 15' from structure too help prevent foundation movement.

A.2. Corner pops were noted on the corner(s) of the foundation, these are usually considered cosmetic nature unless other movement is noted. Recommend sealing all cracks to help prevent further deterioration. Mainly at - Right side

A.3. The foundation wall structure and supports were not fully visible to the inspector due to high soil or foliage located at one or more areas around the buildings perimeter. Mainly at - Front side, right side, rear side



Corner pops were noted on the corner(s) of the foundation, these are usually considered cosmetic nature unless other movement is noted. Recommend sealing all cracks to help prevent further deterioration. Mainly at - Right side

The foundation wall structure and supports were not fully visible to the inspector due to high soil or foliage located at one or more areas around the buildings perimeter. Mainly at - Front side, right side, rear side

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I	NI	NP	D
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I
 NI
 NP
 D
B. Grading & Drainage

Comments:

B.1. There is not the proper 6" drop within 10' of the slab around the structure. This may cause water to sit against the slab and can cause foundation issues if not corrected. Recommend resloping or adding drainage to help remove water from slab. Mainly at - Front bedding materials



There is not the proper 6" drop within 10' of the slab around the structure. This may cause water to sit against the slab and can cause foundation issues if not corrected. Recommend resloping or adding drainage to help remove water from slab. Mainly at - Front bedding materials

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C. Roof Covering Materials

Type(s) of Roof Covering:

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

Viewed From:

• Due to roof conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. The roof was observed from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Comments:

C.1. Tree limbs should be kept trimmed to help prevent damage to the roof during windy conditions.

C.2. The gutter is damaged. Mainly at - Right side

C.3. All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.

C.4. Some ridge shingles are cracked or split on the roof, recommend repairs or replacement of damaged ridge shingles.

C.5. The roof flashing is lifted. Recommend resealing flashing and sealing nails to help prevent water penetration. Mainly at - Front side above garage

C.6. There are damaged shingles on the roof, recommend repairs or replacement of damaged shingles. Mainly at - Rear side above porch

C.7. There is debris in the gutters, recommend cleaning gutters to restore to proper operation.

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The gutter is damaged. Mainly at - Right side



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



The roof flashing is lifted. Recommend resealing flashing and sealing nails to help prevent water penetration. Mainly at - Front side above garage



There are damaged shingles on the roof, recommend repairs or replacement of damaged shingles. Mainly at - Rear side above porch

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The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.

The attic pull-down stairs are not supported properly. It should be installed with 16 penny nails or lag screws not decking or construction screws.

X			X
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E. Walls (Interior and Exterior)

Wall Materials:

- Prevalent exterior siding is made of brick , concrete fiber board.

Comments:

E.1. Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

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

E.3. Minor settlement cracks is noted in the drywall.
Mainly at - Upstairs front right bedroom

E.4. Some areas has limited access due to personal items/furnishings. Mainly at - This house was fully furnished at the time of inspection. All of the rooms have personal belongings limiting the visual inspection

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Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

Minor settlement cracks is noted in the drywall. Mainly at - Upstairs front right bedroom

X			X
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F. Ceilings and Floors

Comments:

F.1. Minor settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Master bedroom, upstairs right rear bedroom



Minor settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Master bedroom, upstairs right rear bedroom

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G. Doors (Interior and Exterior)

Comments:

G.1. Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.

G.2. The door is not latching properly. Mainly at - Upstairs front bedroom entry

G.3. The door lock is not locking. Mainly at - Rear garage door deadbolt



The door lock is not locking. Mainly at - Rear garage door dead bolt

The door is not latching properly. Mainly at - Upstairs front bedroom entry

H. Windows

Window Types:

- Windows in the home are double pane.

Comments:

H.1. Glazing bead is damaged or deteriorated, recommend replaced or sealing to prevent moisture penetration. Mainly at - Breakfast nook

H.2. Springs were not attached or broken on window(s). Mainly at - Breakfast nook left window

H.3. Window pane(s) that have lost their thermal seal. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Mainly at - Left side bay window

H.4. Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - Front left dining room

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I	NI	NP	D
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Window pane(s) that have lost their thermal seal. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Mainly at - Left side bay window

Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - Front left dining room



Glazing bead is damaged or deteriorated, recommend replaced or sealing to prevent moisture penetration. Mainly at - Breakfast nook

Springs were not attached or broken on window(s). Mainly at - Breakfast nook left window

I. Stairways (Interior and Exterior)

Comments:

I.1. Loose balusters is noted. Mainly at - Staircase and balcony

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I	NI	NP	D
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Loose balusters is noted. Mainly at - Balcony

Loose balusters is noted. Mainly at - Staircase

X			X
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J. Fireplace and Chimney

Locations:

- Fireplace is located in the living room.

Types:

- Fireplace is prefabricated metal box and flue.

Comments:

J.1. The fireplace damper is missing a positive stop or damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp.

J.2. Settlement cracks are noted in the hearth, recommend sealing.

J.3. Fireplace cap was rusting paint cap to chimney to help prevent further deterioration.

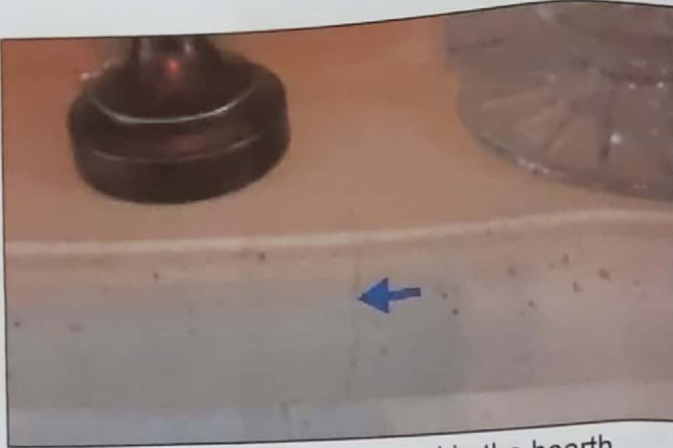
I=Inspected

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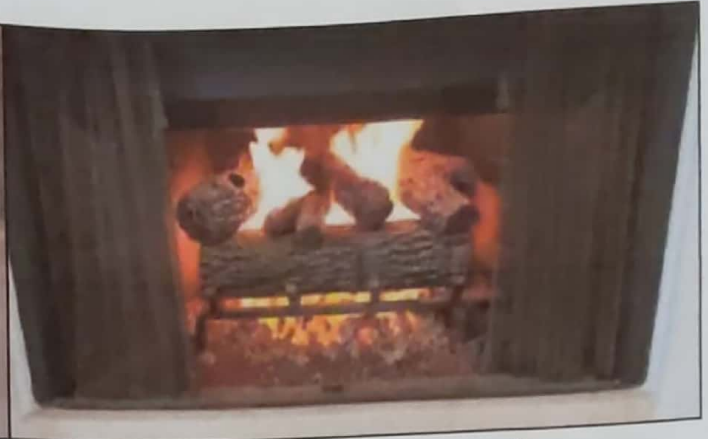
NP=Not Present

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I NI NP D



Settlement cracks are noted in the hearth, recommend sealing.



Overview of fireplace operation



The fireplace damper is missing a positive stop or damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp.



Fireplace cap was rusting paint cap to chimney to help prevent further deterioration.

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

L.1. Although fences are not inspected it was noted the gate is damaged. Mainly at - Right side gates

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I	NI	NP	D
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Although fences are not inspected it was noted the gate is damaged. Mainly at - Right side gates

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- Main electrical panel is on the right interior of garage.
- Sub panel is on the home exterior. Location - Right side
- Unable to inspect underground services.

Materials, Amp Rating & Brand:

- Main Panel aluminum wiring 200 Amp Cutler Hammer

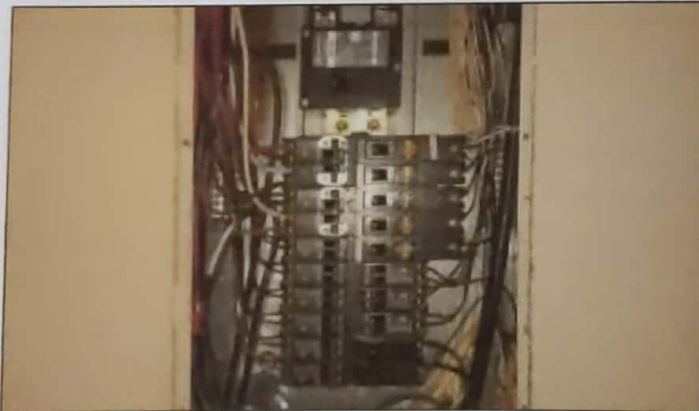
Comments:

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

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

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

A.4. White wires being used as hot conductors should be marked as hot.



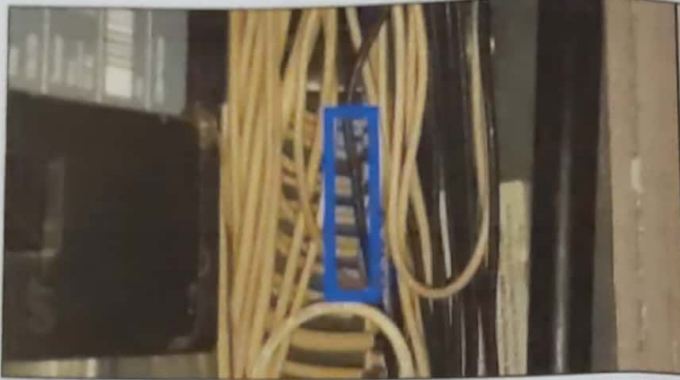
Overview of electrical panel



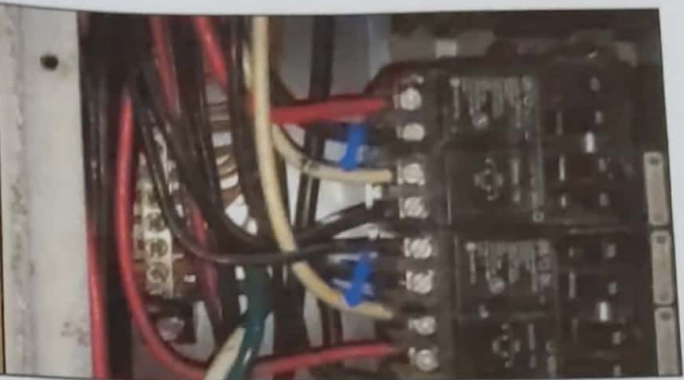
There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

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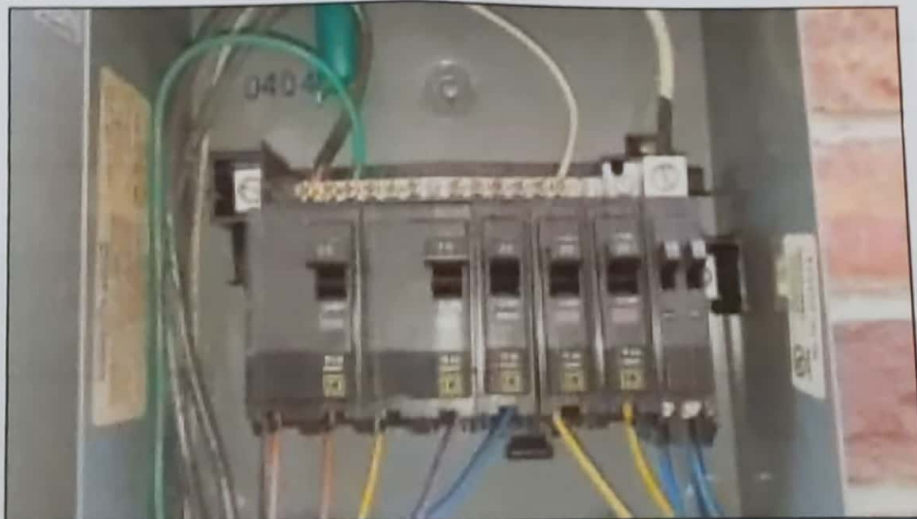
I	NI	NP	D
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There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.



White wires being used as hot conductors should be marked as hot.



Overview of sub panel

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

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Branch circuits are copper wiring
- GFCI's locations - Kitchen, bathroom, garage, exterior

Comments:

B.1. Arc-Fault Circuit Interrupters (AFCI's) were noted in all bedrooms required at time of construction, but not noted in all habitable rooms as required by the Texas Real Estate Commission at the present time.

B.2. Receptacle plate(s) are broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - Upstairs media room

B.3. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - Upstairs front bedroom closet, upstairs right center bedroom, above the master bathroom shower

B.4. Light fixture(s) were missing their globe. Mainly at - Right side

B.5. The receptacle is loose. Mainly at - Upstairs front bedroom



Light fixture(s) were missing their globe. Mainly at - Right side

The receptacle is loose. Mainly at - Upstairs front bedroom

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Receptacle plate(s) are broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - Upstairs media room

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Central Forced Air
- There are two **A/C** & heating units for this property.
- AC/Heating unit #1 is located in the main attic and covers the 1st floor.
- AC/Heating unit#2 is located in the main attic and covers the 2nd floor.
- Filter type is disposable.

Energy Sources:

- Heating unit(s) is natural gas
- Automatic Igniter(s)

Comments:

A.1. There is improper clearance to combustibles around the flue pipe. Upstairs flue pipe is in contact with unit wiring.



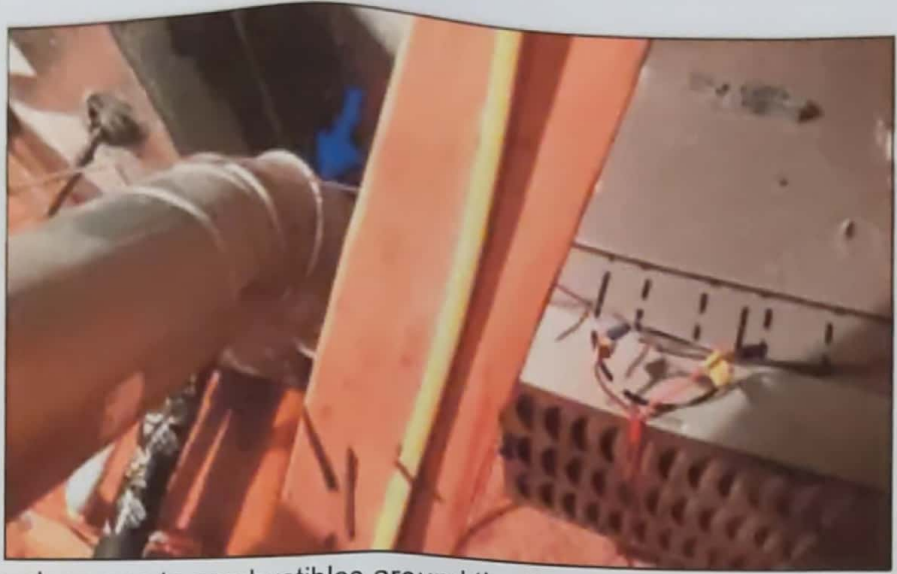
Overview of furnace burner compartment.



Overview of furnace burner compartment.

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

I NI NP D



Handwritten mark: a question mark above an arrow pointing to the photo.

There is improper clearance to combustibles around the flue pipe. Upstairs flue pipe is in contact with unit wiring.

B. Cooling Equipment

- Type of Systems:
- Central Forced Air
 - A/C unit #1 High / Low differential should fall between 16 an 21 degrees at the unit for proper cooling. The differential for this unit is degrees.
 - A/C unit #2 High / Low differential should fall between 16 an 21 degrees at the unit for proper cooling. The differential for this unit is degrees.
 - AC compressor(s) is electric.
- Comments:

B.1. The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.

B.2. There is rust noted in the drain pan. Indications are that the pan is operating as intended at time of inspection. Upstairs unit

B.3. The thermostat cover is damaged. Recommend repairs or replacement as needed for proper operation

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I NI NP D



The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.



There is rust noted in the drain pan. Indications are that the pan is operating as intended at time of inspection. Upstairs unit



The thermostat cover is damaged. Recommend repairs or replacement as needed for proper operation

C. Duct system, Chases, and Vents

Comments:

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

I NI NP D

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

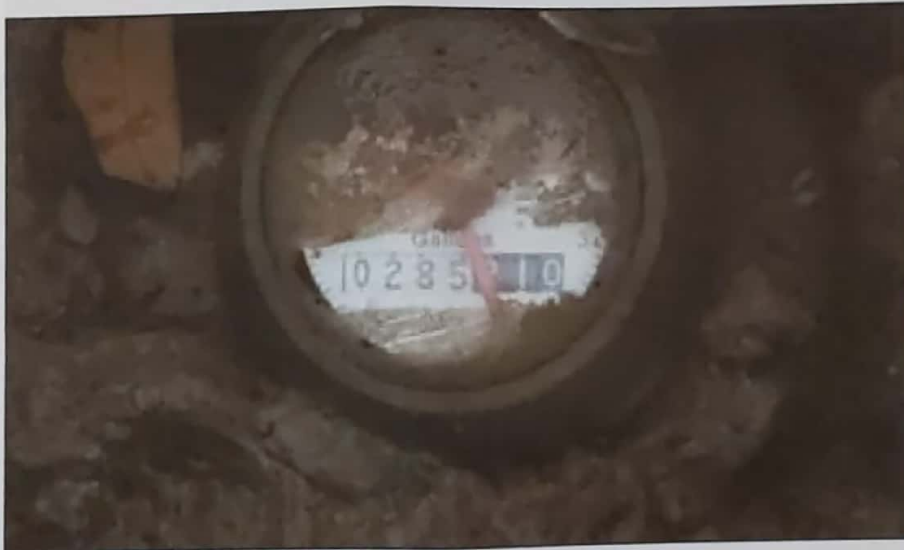
Location of Water Meter:

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

Location of Main Water Supply Valve:

- Water supply lines are made of copper.
- The main water shutoff is located under the kitchen sink

Comments:



Overview of water meter

B. Drains, Wastes, and Vents

Comments:

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

B.2. Overflows are not tested.

B.3. The sink drain stopper is not sealing/functioning. Mainly at - Upstairs bathroom

Inspected

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NP=Not Present

D=Deficient

I NI NP D



The sink drain stopper is not sealing/functioning. Mainly at - Upstairs bathroom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Water Heating Equipment

Energy Source:

- Unit #1 water heater is gas.

Capacity:

- The water heater #1 is 40 gallon capacity.
- Water heater(s) is/are located in the attic for the entire home.

Comments:

C.1. Improper clearance to combustibles at flue pipe. Recommend cutting wood or other combustible material back at least 1" away from the flue pipe.

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I	NI	NP	D
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Overview of water heater

Improper clearance to combustibles at flue pipe. Recommend cutting wood or other combustible material back at least 1" away from the flue pipe.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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I	NI	NP	D
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V. APPLIANCES

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

Comments:

A.1. Dishwasher is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

B.1. Garbage disposal is operating as intended.

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

Comments:

C.1. The range vent is recirculating.

C.2. The range vent is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

D.1. Cook top is gas

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

D.3. The range is operating as intended.

D.4. The oven is operating as intended.

D.5. The cooktop is operating as intended.

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I	NI	NP	D
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Overview of range burners

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

E.1. The microwave is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

F.1. Bath exhaust fans operated as intended.

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

G.1. Garage door is operating as intended.

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

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

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

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

I
 NI
 NP
 D
A. Landscape Irrigation (Sprinkler) Systems

Comments:

- A.1. Location of back flow preventer. Location - Left side
- A.2. Location of rain/freeze sensor. Location - Right side
- A.3. Zone 1 - Spray heads for front between street and sidewalk .
- A.4. Zone 2 - Spray heads for front yard .
- A.5. Zone 3 - Spray heads for front beds .
- A.6. Zone 4 - Spray heads for back yard beds .
- A.7. Zone 5 - Spray heads for back yard left by fence .
- A.8. Zone 6 - Spray heads for right side.
- A.9. Zone 7 - Spray heads for front right grass .
- A.10. Sprinkler vacuum breaker lines insulation is damaged or missing.



Sprinkler vacuum breaker lines insulation is damaged or missing.



Zone 1 - Spray heads for front between street and sidewalk .

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

I	NI	NP	D
---	----	----	---



Zone 2 - Spray heads for front yard .



Zone 3 - Spray heads for front beds .



Zone 4 - Spray heads for back yard beds .



Zone 5 - Spray heads for back yard left by fence .

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



Zone 6 - Spray heads for right side.

Zone 7 - Spray heads for front right grass

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

- In-Ground
- Pebble tech style
- Filter type - Diatomaceous earth
- A pool or spa heater was installed and inspected.

Comments:

B.1. Improper gates to back yard pool area. The gates around the pool should be at least 48" tall, self closing, self latching, open outward, latch inside at least 3" below top of gate and can be locked with no opening over a 1/2" within 18" of the latch.

B.2. The pool light did not respond to the control.

B.3. Control valve has been removed and was not operating at the time of inspection. Recommend pool specialist be consulted for further evaluation and/or repairs.

B.4. Chlorine feeder is leaking, recommend repairs for proper operation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Improper gates to back yard pool area. The gates around the pool should be at least 48" tall, self closing, self latching, open outward, latch inside at least 3" below top of gate and can be locked with no opening over a 1/2" within 18" of the latch.



Overview of pool equipment



overview of pool heater burner compartment



Overview of pool

I=Inspected

NI=Not Inspected

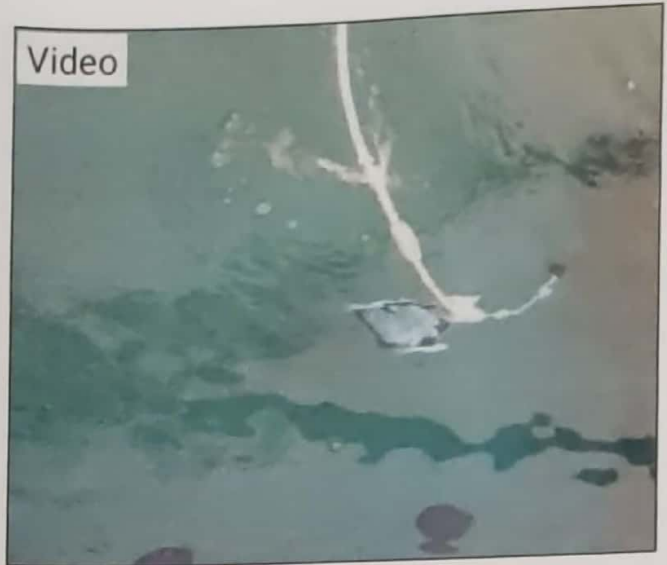
NP=Not Present

D=Deficient

I	NI	NP	D
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The pool light did not respond to the control.



Overview of pool cleaner in operation



Overview of pool heater temperature



Control valve has been removed and was not operating at the time of inspection. Recommend pool specialist be consulted for further evaluation and/or repairs.

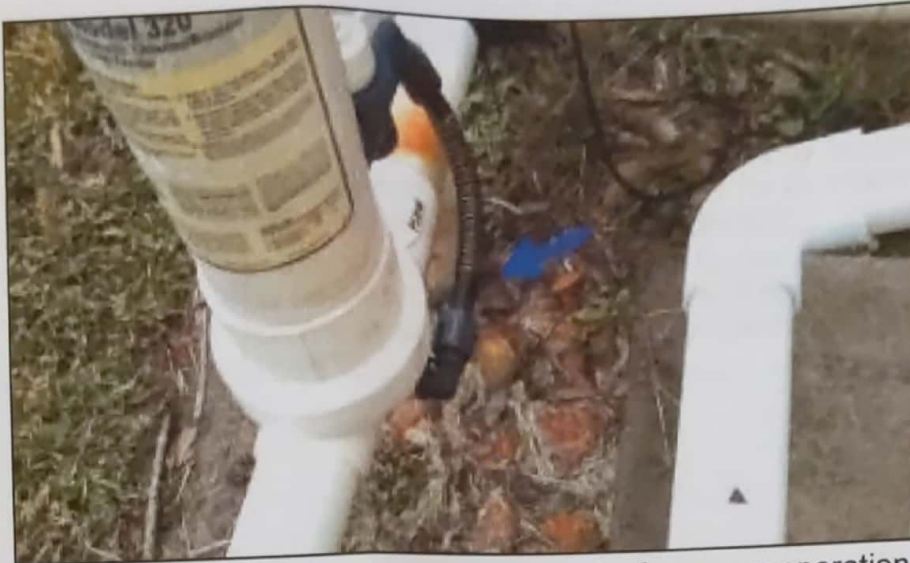
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Chlorine feeder is leaking, recommend repairs for proper operation.

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

Materials:
Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

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

Type of System:
Location of Drain Field:
Comments:

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

Comments:

Glossary

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

Report Summary

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

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<p>A.1. All trees should be located no closer than 15' from structure too help prevent foundation movement.</p> <p>A.2. Corner pops were noted on the corner(s) of the foundation, these are usually considered cosmetic nature unless other movement is noted. Recommend sealing all cracks to help prevent further deterioration. Mainly at - Right side</p> <p>A.3. The foundation wall structure and supports were not fully visible to the inspector due to high soil or foliage located at one or more areas around the buildings perimeter. Mainly at - Front side, right side, rear side</p>
Page 5 Item: B	Grading & Drainage	<p>B.1. There is not the proper 6" drop within 10' of the slab around the structure. This may cause water to sit against the slab and can cause foundation issues if not corrected. Recommend resloping or adding drainage to help remove water from slab. Mainly at - Front bedding materials</p>
Page 6 Item: C	Roof Covering Materials	<p>C.1. Tree limbs should be kept trimmed to help prevent damage to the roof during windy conditions.</p> <p>C.2. The gutter is damaged. Mainly at - Right side</p> <p>C.3. All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.</p> <p>C.4. Some ridge shingles are cracked or split on the roof, recommend repairs or replacement of damaged ridge shingles.</p> <p>C.5. The roof flashing is lifted. Recommend resealing flashing and sealing nails to help prevent water penetration. Mainly at - Front side above garage</p> <p>C.6. There are damaged shingles on the roof, recommend repairs or replacement of damaged shingles. Mainly at - Rear side above porch</p> <p>C.7. There is debris in the gutters, recommend cleaning gutters to restore to proper operation.</p>

Page 8 Item: D	Roof Structure and Attic	<p>D.1. The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.</p> <p>D.2. The attic pull-down stairs are not supported properly. It should be installed with 16 penny nails or lag screws not decking or construction screws.</p>
Page 9 Item: E	Walls (Interior and Exterior)	<p>E.1. Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.</p> <p>E.2. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage of building materials.</p> <p>E.3. Minor settlement cracks is noted in the drywall. Mainly at - Upstairs front right bedroom</p> <p>E.4. Some areas has limited access due to personal items/furnishings. Mainly at - This house was fully furnished at the time of inspection. All of the rooms have personal belongings limiting the visual inspection</p>
Page 10 Item: F	Ceilings and Floors	<p>F.1. Minor settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Master bedroom, upstairs right rear bedroom</p>
Page 11 Item: G	Doors (Interior and Exterior)	<p>G.1. Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.</p> <p>G.2. The door is not latching properly. Mainly at - Upstairs front bedroom entry</p> <p>G.3. The door lock is not locking. Mainly at - Rear garage door deadbolt</p>
Page 12 Item: H	Windows	<p>H.1. Glazing bead is damaged or deteriorated, recommend replaced or sealing to prevent moisture penetration. Mainly at - Breakfast nook</p> <p>H.2. Springs were not attached or broken on window(s). Mainly at - Breakfast nook left window</p> <p>H.3. Window pane(s) that have lost their thermal seal. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Mainly at - Left side bay window</p> <p>H.4. Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - Front left dining room</p>
Page 12 Item: I	Stairways (Interior and Exterior)	<p>I.1. Loose balusters is noted. Mainly at - Staircase and balcony</p>

Page 13 Item: J	Fireplace and Chimney	<p>J.1. The fireplace damper is missing a positive stop or damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp.</p> <p>J.2. Settlement cracks are noted in the hearth, recommend sealing.</p> <p>J.3. Fireplace cap was rusting paint cap to chimney to help prevent further deterioration.</p>
Page 15 Item: L	Other	<p>L.1. Although fences are not inspected it was noted the gate is damaged. Mainly at - Right side gates</p>

ELECTRICAL SYSTEMS

Page 16 Item: A	Service Entrance and Panels	<p>A.1. There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.</p> <p>A.2. There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.</p> <p>A.3. The breakers in the main electrical panel are not labeled.</p> <p>A.4. White wires being used as hot conductors should be marked as hot.</p>
Page 18 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.2. Receptacle plate(s) are broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - Upstairs media room</p> <p>B.3. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - Upstairs front bedroom closet, upstairs right center bedroom, above the master bathroom shower</p> <p>B.4. Light fixture(s) were missing their globe. Mainly at - Right side</p> <p>B.5. The receptacle is loose. Mainly at - Upstairs front bedroom</p>

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 20 Item: A	Heating Equipment	<p>A.1. There is improper clearance to combustibles around the flue pipe. Upstairs flue pipe is in contact with unit wiring.</p>
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Page 21 Item: B	Cooling Equipment	<p>B.1. The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.</p> <p>B.2. There is rust noted in the drain pan. Indications are that the pan is operating as intended at time of inspection. Upstairs unit</p> <p>B.3. The thermostat cover is damaged. Recommend repairs or replacement as needed for proper operation</p>
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PLUMBING SYSTEM

Page 23 Item: B	Drains, Wastes, and Vents	B.3. The sink drain stopper is not sealing/functioning. Mainly at - Upstairs bathroom
Page 24 Item: C	Water Heating Equipment	C.1. Improper clearance to combustibles at flue pipe. Recommend cutting wood or other combustible material back at least 1" away from the flue pipe.

OPTIONAL SYSTEMS

Page 28 Item: A	Landscape Irrigation (Sprinkler) Systems	A.10. Sprinkler vacuum breaker lines insulation is damaged or missing.
Page 30 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<p>B.1. Improper gates to back yard pool area. The gates around the pool should be at least 48" tall, self closing, self latching, open outward, latch inside at least 3" below top of gate and can be locked with no opening over a 1/2" within 18" of the latch.</p> <p>B.2. The pool light did not respond to the control.</p> <p>B.3. Control valve has been removed and was not operating at the time of inspection. Recommend pool specialist be consulted for further evaluation and/or repairs.</p> <p>B.4. Chlorine feeder is leaking, recommend repairs for proper operation.</p>