

TEXAS

PREMIUM INSPECTIONS



14 N Hutcheson St, Houston, TX 77003

Inspection prepared for: Karim Beydoun

Real Estate Agent: Anthony Heckman - Simien Properties

Date of Inspection: 6/8/2018 Time: 9:00 AM

Age of Home: 2016 Size: 1460

Weather: 85*, clear skies, structure faces east, occupied

Order ID: 727

Inspector: Derek Pages

License #22739

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texaspremiuminspections.com

Property Inspection Report

PROPERTY INSPECTION REPORT

Prepared For: Karim Beydoun
(Name of Client)

Concerning: 14 N Hutcheson St, Houston TX, 77003
(Address or Other Identification of Inspected Property)

By: Derek Pages, License #22739 6/8/2018
(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

We appreciate the opportunity to conduct this inspection for you!

Please carefully read your entire Inspection Report. If you desire, call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and personal possessions. Depending upon the age of the property, some items like GFCI/ AFCI 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.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE OR AN INTRUSIVE OR INVASIVE INSPECTION OF THE STRUCTURE, SYSTEMS, OR COMPONENTS. IT IS ONLY A VISUAL GENERAL OVERVIEW OF THE PROPERTY.

This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risks 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspections, 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.

The inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number and or email) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including but not limited too telephone and or email) regarding special services to benefit you and your family. You have the complete opportunity to opt out at any time.

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The Inspection Report is copyrighted (including, when applicable, any addenda and test results) and is prepared for the exclusive use and benefit of the named Client on the report, unless otherwise specified by law. Reports are non-transferable and may not be used or relied upon by other parties without the written consent of both the Client and Company.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Foundation construction included a post-tensioned slab-on-grade. Post-tensioning is a method in which cables embedded in the concrete floor slab are placed under permanent tension by stretching them. This places the entire concrete slab under compression, which improves its performance. Care must be taken during any renovations not to damage cables by drilling or cutting into the concrete slab or shooting steel pins into concrete with a powder-actuated tool. This condition can be dangerous and may cause serious or fatal injury.

Comments: At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible portions of the concrete slab-on-grade. Notable exceptions will be listed in this report. Most of the slab was not directly visible due to floor coverings.

—A corner crack / spalling was observed. This is quite typical in all houses due to the fact it is difficult to reinforce that area. There is no reason for concern and there is no foundation issue causing it. This should be patched or repaired.



Corner crack

B. Grading and Drainage

Comments:

- The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.

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No gutters

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof Covering:

Viewed From / Roof Type:

- The Inspector was unable to safely get on or walk the roof due to its height. Under current TREC Standards of Practice, inspectors are only required to have equipment to reach to the height of a single story roof, 16' ladder. The roof was not visible from the ground. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the roof.

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I NI NP D

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Viewed From:

- The Inspector evaluated the attic from inside the attic space.
- The attic can be accessed through a pull down ladder located in the living room.
- Vaulted ceilings in the home had no attic space and no access hatch was provided for inspection of roof framing.

The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition.

Approximate Average Depth of Insulation:

- Attic floor insulation depth averages 8-10 inches.
- A foil-like radiant barrier was installed on the underside of roof sheathing in the attic. Radiant barriers reflect heat, reducing cooling costs in warm weather and heating costs in cold weather. Radiant barriers are typically installed on top of the attic floor.
- The attic floor was insulated with blown-in fiberglass, a white or pink fluffy material.

Comments:

- The Inspector observed few deficiencies in the condition of the electrical components in the attic at the time of the inspection. Notable exceptions will be listed in this report.
- The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.
- **Due to the fact that the sheathing is covered with radiant barrier the inspector was limited in viewing the actual sheathing material making it difficult to comment on the condition.**
- The roof was framed using primarily site-built roof trusses but had some roof sections constructed using conventional framing members.
- The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.
- Soffit vents were installed as part of the roof structure ventilation system.

- Roof vents, also called turtle vents, were installed as part of the roof structure ventilation system.

• The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the

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tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

- The light in the attic space was not functioning at the time of inspection. If the bulb is not blown, then the circuit should be investigated by a qualified electrician.
- Signs of moisture intrusion were present on some portions of the attic framing. There was no moisture present at the time of inspection, meaning either the leak has been repaired or is intermittent. Recommend further evaluation by a qualified roofing professional to ensure proper conditions exist.



Apparent moisture intrusion



Attic general



Signs of moisture intrusion



Attic outlet and furnace shutoff

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are covered with hardy board
- Exterior walls of the home were covered with hardcoat stucco.

- Inspection of stucco requires a specialist inspection that exceeds the scope of the general Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have the stucco inspected by a qualified inspector.
- Interior walls are covered with drywall.

Comments:

• The Inspector observed few deficiencies in the condition of Hardy Board siding covering the exterior walls of the home. Notable exceptions will be listed in this report. Inspection of typically includes examination of installation practices and visible condition.

• The Inspector observed few deficiencies in the condition of stucco covering exterior walls of the home. Notable exceptions will be listed in this report.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.

• The Hardy Board siding covering exterior walls had damage visible. This damage should be repaired to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor. Because of the age of the siding, finding matching siding material may be difficult. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repair or replacement.

• The home had areas of cracked broken sealant below one of more windows in the stucco area. The Inspector recommends application of an appropriate sealant at these areas to help prevent damage from moisture intrusion to the home materials, the exterior wall structure. All work should be performed by a qualified contractor.



Cracked sealant



Cracked sealant



Damaged siding

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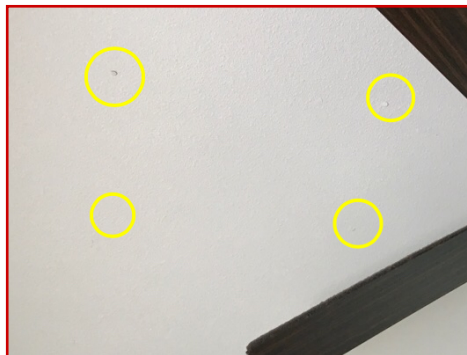
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Ceiling and Floor Materials:

- Ceiling has drywall on it.
- Floor is covered with ceramic tile, hardwood, carpet.

Comments:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of ceilings in the home. Notable exceptions will be listed in the appropriate place in this report.
- Patching was visible on the ceiling in the living room.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.
- **Protruding nail heads visible in ceilings appeared to be the result of framing members shrinking after original construction was complete. Framing lumber is often installed with a relatively high moisture content and typically shrinks as it dries. Once framing has reached moisture equilibrium with the homesite environment, framing will become stable and nail pops can be repaired without concern that they will reappear. The time required to reach stability depends on the moisture content of framing materials at the time of original construction and humidity levels at the homesite. The time frame may vary between one and two years in many environments. The Inspector recommends repair by a qualified drywall or painting contractor once the condition appears stable.**



Nail pops in downstairs office

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Comments:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior doors. Notable exceptions will be listed in this report.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.
- **Entry door rattled while closed and would benefit from having the strike plate trim tabs adjusted. The Inspector recommends adjustment by a qualified contractor.**

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Main entry door rattles when closed

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H. Windows

Window Types:

- single hung, solid picturewindows are present.
- Double pane insulated glazing.
- Windows are made of aluminum.

Comments:

• The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

• At the time of the inspection, the Inspector observed few deficiencies in the interior condition and operation of windows of the home. Notable exceptions will be listed in this report.

• A Window frame in the down stairs bedroom exhibited minor damage that appeared to be from moisture intrusion. Sealant around the window exteriors should be maintained to avoid continuing damage.



Signs of past moisture intrusion in down stairs bedroom window

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I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

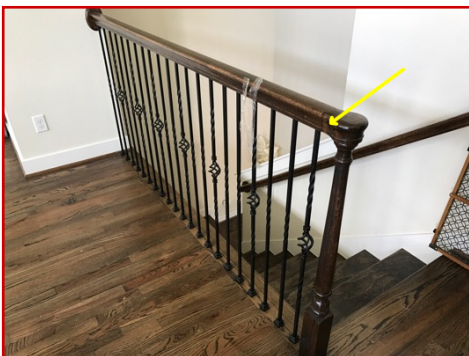
• At the time of the inspection, the Inspector observed few deficiencies in the condition of this staircase. Notable exceptions will be listed in this report. Inspection of staircases typically includes visual examination of the following: -

- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

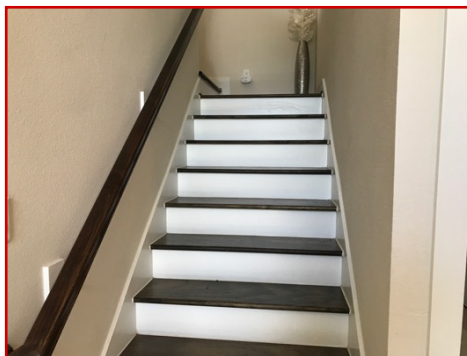
• The horizontal guardrail assembly at an interior walkway had loose balusters that for safety reasons should be securely fastened by a qualified contractor.

• Lights designed to illuminate this staircase did not respond to the switch. The bulbs may need to be replaced or there may be a problem with the switch, wiring or light fixture.

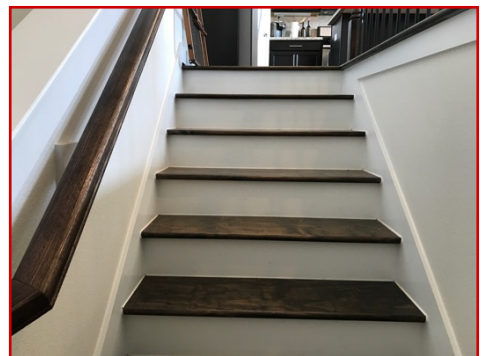
If after the bulb is replaced this light still fails to respond to the switch, this condition may be a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.



Banister is loose



Stairway ok



Stairway ok

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

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I	NI	NP	D
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Comments:

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Materials:

Comments:

- House address numbers were at least 4" tall and visible from the street, for safety and emergency purposes.



House number is ok

II. ELECTRICAL SYSTEMS

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I NI NP D

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the interior, inside the garage.
- The Service meter was located on a utility pole on the property.

Materials and Amp Rating:

- The main service wire to the service panel was aluminum wiring.
- 125 amp main service
- The manufacturer's label listed the panel rating as 225 .
- 15, 20, 35, 40 amp breakers present.

Comments:

- Service entrance is overhead
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the service drop. Components inspected included the following the service conductors, splice, drip loop, and [oint of attachment to the home.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the service panel.

Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

- The service panel brand was Square D.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.
- The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.
- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.
- The service panel contained Ground Fault Circuit Interrupter (**GFCI**) breakers designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.
- The service panel contained Arc Fault Circuit Interrupter (**AFCI**) breakers designed to provide fire protection by shutting off current flow should sensors

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detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction. Before upgrading and installing AFCI breaker, please consult an electrician!

- The service panel contained Arc Fault Circuit Interrupter (AFCI) and Ground Fault Circuit Interrupter (GFCI) breakers designed to provide a combination of fire protection and ground protection by shutting off current flow should the sensors detect arcing at outlets and or indicate a difference between incoming and outgoing voltage in outlets at the protected circuits.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.



Over head service



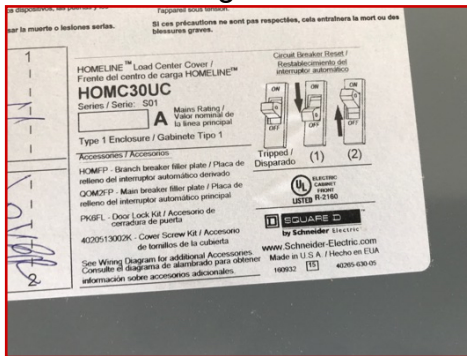
Service shutoff, meter and driven rod ground



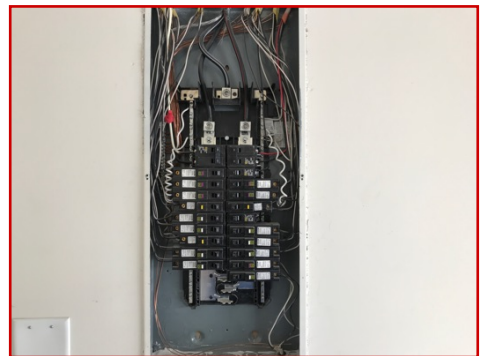
Additional 125 amp shutoff on rear of structure



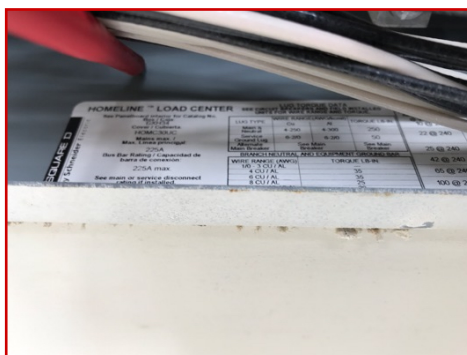
Main service panel in garage



Square D panel, no max rating



Panel interior, no deficiencies found



225 amp main lug panel rating

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

Type of Wiring:

- There is copper wire present serving the branch circuits.

Comments:

- At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.

- The doorbell responded to the switch at the time of the inspection.

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible branch wiring. Notable exceptions will be listed in this report.

- The visible branch circuit wiring was modern solid, vinyl-insulated/ nonmetallic sheathe copper wire.

- At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

- The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

- Arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of switches throughout the home.

- At the time of the inspection, the Inspector observed few deficiencies in the condition of interior lighting. Notable exceptions will be listed in this report.

- Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided them.

Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

This can be achieved by:

1. Replacing the current standard receptacles with GFCI receptacles.
2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles.
3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker.

- A light fixture mounted at the exterior of the house was inoperable at the time of

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I	NI	NP	D
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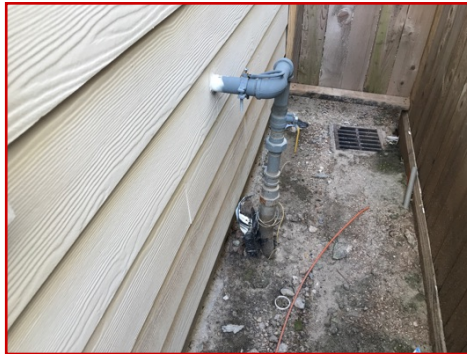
the inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture, wiring or the switch. This light fixture should be re-tested after the bulb is replaced. If after bulb replacement the light still fails to respond to the switch, this condition may be a potential fire hazard, and an inspection and any necessary work should be performed by a qualified electrical contractor.

- Electrical receptacles at various areas in the home were improperly secured and moved when plugs were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. Loose outlets should be corrected by a qualified electrical contractor.

- One or more lights are inoperative. If the bulbs are not blown, then the circuit should be investigated.



Exterior garage light did not respond



Main gas inlet on rear of structure, properly bonded



AC outlet, weather protected, no GFCI



No GFCI



Unresponsive light fixtures



Loose outlet by downstairs bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Loose outlet in downstairs bedroom

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

Materials:

- Smoke detector placement appeared to be adequate. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement and are fully functional.
- Carbon Monoxide detector placement appeared to be adequate. CO detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they are operational and functional.

Observations:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 A. Heating Equipment

Type of Systems:

- This furnace was a gas fired, mid-efficiency, forced air.

Energy Sources:

- The furnace was located in the attic.

Comments:

- Any measurements or temperature noted in the report is in Fahrenheit and is only an estimate. The HVAC measurements were taken from the venting system return and supply registers, which is not as accurate as if the measurements were taken closer to the HVAC indoor handler. Further evaluation by a specialist is recommended if more accurate information about the system efficiency or performance is desired.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.

Inspection of the furnace typically includes examination/operation of the following:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components
- This furnace responded adequately to the call for heat.
- This furnace was manufactured by Amana.
- The photo shows the information marked on the furnace label or data plate.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust flue of this furnace.

- Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

- The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.
- Conditions in the furnace combustion chamber appeared to be acceptable at the time of the inspection. Some of the combustion chamber was not visible. A full evaluation of the combustion chamber would require the services of a qualified heating, ventilation and air-conditioning (HVAC) contractor.
- The furnace gas shut-off is shown in the photo.
- The furnace electrical shut-off is shown in the photo.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.
- The furnace blower appeared to operate in a satisfactory manner at the time of

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NP=Not Present

D=Deficient

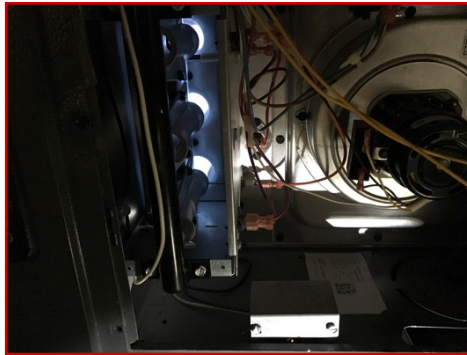
I	NI	NP	D
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the inspection.

- The thermostat for this furnace was located in the living room.



Amana natural gas furnace, mfg 2016



Clean blue flames



Appropriate venting



Appropriate gas supply



Furnace electrical shutoff

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of Systems:

- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.

As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.

Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

- The home has one **A/C** unit located in the front of the house.
- The A/C manufacturer was Goodman
- Information from the air-conditioner label/data plate is shown in the photo.

- The A/C system is charged with R-410A.

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.

- At the time of the inspection, the system responded to the call for cool air.
- Any measurements or temperature noted in the report is in Fahrenheit and is only an estimate. The HVAC measurements were taken from the venting system return and supply registers, which is not as accurate as if the measurements were taken closer to the HVAC indoor handler. Further evaluation by a specialist is recommended if more accurate information about the system efficiency or performance is desired.
- The A/C cooling system for the main living area is in satisfactory condition. The item is performing its intended function at the time of the inspection.
- The Temperature differential is within specs of code, variation required between 15* - 20* difference between the air intake and air exhaust averaged out of several vents. Current temperature variance was apx. 17*.



Ac overview, with shut off and outlet in place



Goodman, 3.5 ton, charged with R-410A, max 40 amp breaker, mfg 2016



Lines are properly insulated

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D=Deficient

I	NI	NP	D
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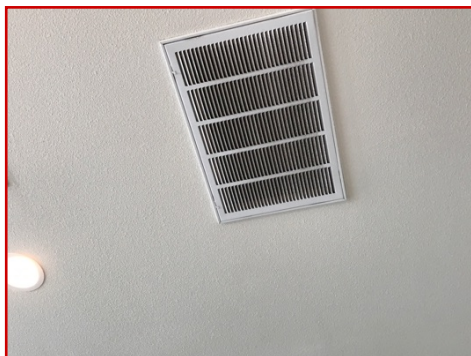
Clean catch pan

X			X
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C. Duct Systems, Chases, and Vents

Comments:

- Filters are located in the return vents.
- One or more air filters for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.
- Failure to change the filter when needed may result in the following problems:
 - Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
 - Reduced indoor air quality.
 - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
 - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
 - Reduced air flow through the home.



Upstairs return, dirty filter



Downstairs return, very dirty filter

IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Meter is not required - water billed by HOA.

Location of Main Water Supply Valve:

- The Main Water Shut Off Valve is located on the South side of the structure
- The home water was supplied from a public source.

Comments:

- Water pressure measured 50 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.
 - The plumbing material used was made out of PEX.
 - At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.
 - At the time of the inspection, the Inspector observed few deficiencies in the condition of the bathrooms. Notable exceptions will be listed in this report.
 - At the time of inspections the inspector observed a few deficiencies in the condition of the bathroom sinks. Notable exceptions will be listed in the report.
 - All bathroom sinks had functional flow and functional drainage at the time of the inspection.
 - The bathroom sink faucet(s) appeared to be in serviceable condition at the time of the inspection.
 - The bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
 - The toilets in the bathrooms were flushed and operated in a satisfactory manner.
 - At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components.
- Tub inspection includes testing for:
- Functional flow;
 - Functional drainage; and
 - Operational shut-off valves, faucet, and diverter valve

- The tub had functional flow and functional drainage at the time of the inspection.
- Most shower components in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

Any notable exceptions will be listed in this report.

- The shower had functional flow and functional drainage at the time of the inspection.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.
- The kitchen sink had functional flow and functional drainage at the time of the inspection.
- The shower head was not securely fastened and moved when tested by hand.

I=Inspected

NI=Not Inspected

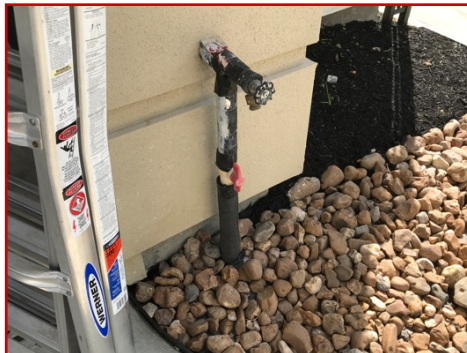
NP=Not Present

D=Deficient

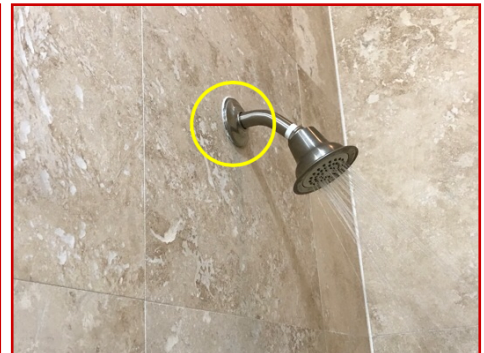
I	NI	NP	D
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Static pressure is 50 psi



Main water shutoff on front of structure



Shower head in master is loose at wall connection

B. Drains, Wastes, and Vents

Comments:

- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection. Satisfactory - All drains, waste and vents are in satisfactory condition. This items is performing its intended function at the time of inspection.

C. Water Heating Equipment

Energy Source:

- This water heater was gas-fired.

Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

- Water heater is located in the garage.
- The water heater was manufactured by American

Capacity:

- Unit is 40 gallons.

Comments:

- At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the water heater. Notable exceptions will be listed in this report.

• The CPVC threaded coupler attaching the CPVC drain pipe to the **IPR Valve** is inappropriate and not approved material. The temperature rating of the pipe could cause the threads to melt, allowing the drain pipe to come unattached and allow extreme hot temperature moisture intrusion to cause damage to surrounding area and or persons. Recommend a licensed and qualified plumber evaluate and repair as needed.

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

I	NI	NP	D
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American, 40 gal natural gas water heater, mfg 2016



Appropriate gas supply



TPR valve coupler is wrong material



Appropriate water supply and venting



No visible corrosion at water connections

D. Hydro-Massage Therapy Equipment

Comments:

- The whirlpool bathtub and all its components are mostly in satisfactory condition. This item is performing its intended function at the time of the inspection.
- No hatch was provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.



Whirlpool functions properly



No access to motor

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

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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Observations:

V. APPLIANCES

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

- The dishwasher, drain, trays, soap door, springs and all other components are in satisfactory condition. This item is performing its intended function at the time of inspection. We do not test the individual cycles to see if they perform. That falls outside of the scope of a General Home Inspection.

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

- At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the garbage disposal. Notable exceptions will be listed in this report.
- There is foreign material present in the garbage disposer and should be cleaned out before use to avoid damage or injury.



Foreign material in disposal

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

- The exhaust vent of the range hood discharged exhaust to the home exterior.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.

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

Comments:

- The range was equipped with an anti-tip device designed to prevent overturning.
- The upper and lower gas oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures. The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.
- The gas range, burners, lights, lighters, oven and all components are in satisfactory condition. This item is performing its intended function at the time of inspection.



All burners function

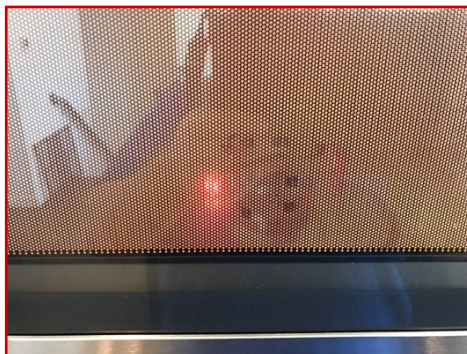


Oven set to 350 degrees, after 20 min oven is within specs, it would still benefit from adjustment

E. Microwave Ovens

Comments:

- The built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable and in satisfactory condition at the time of inspection. This item is performing its intended function. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.



Microwave detector showing unit functioning properly

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All bathroom exhaust fans, heaters, and vent piping appeared functional and in mostly satisfactory condition, at time of inspection. This item is performing its intended function. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.
- One of more exterior bath vent covers has screws pulling out. Recommend these be properly secured to ensure a correct seal. Any corrections should be made by a qualified professional.



Loose fastener on bath fan cover

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

- The home had a two-car attached garage.
- One single 16' hinged metal type garage door.

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

- The overhead garage door tracks appeared to be correctly installed and stable at the time of the inspection.

- The overhead garage door was equipped with an automatic opener.
- The automatic garage door opener responded to the controls at the time of the inspection. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.
- The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have the it inspected by a qualified contractor or technician.

- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

- At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

- Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

- The garage floor had common shrinkage cracks. These cracks are not a structural concern.

- The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

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

I	NI	NP	D
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- At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

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

- Could not fully inspect the dryer vent, it is obscured by the dryer, wall, cabinetry, drywall, vent cap, etc. which lies beyond the scope of a General Home Inspection to move equipment or disassemble items.

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

Observations:

- The washer and dryer were not inspected or tested due to the fact that it falls outside of the General Scope of a Home Inspection. As washers and dryers are not generally transferred with the house, the operation and installation of washers and dryers are not part of a general home inspection. If any washer or dryer is present, I do not operate or test them. If the operation and installation of these units are important to you, you should have someone familiar with their operation and installation check them for you.

- As refrigerators are not generally transferred with the house, the operation and installation of refrigerators are not part of a general home inspection. If a refrigerator is present, I do not operate or test them. If the operation and installation of these units are important to you, you should have someone familiar with their operation and installation check them for you.



Not tested



Not inspected

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	—A corner crack / spalling was observed. This is quite typical in all houses due to the fact it is difficult to reinforce that area. There is no reason for concern and there is no foundation issue causing it. This should be patched or repaired.
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.
Page 7 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> The light in the attic space was not functioning at the time of inspection. If the bulb is not blown, then the circuit should be investigated by a qualified electrician. Signs of moisture intrusion were present on some portions of the attic framing. There was no moisture present at the time of inspection, meaning either the leak has been repaired or is intermittent. Recommend further evaluation by a qualified roofing professional to ensure proper conditions exist.
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> The Hardy Board siding covering exterior walls had damage visible. This damage should be repaired to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor. Because of the age of the siding, finding matching siding material may be difficult. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for repair or replacement. The home had areas of cracked broken sealant below one of more windows in the stucco area. The Inspector recommends application of an appropriate sealant at these areas to help prevent damage from moisture intrusion to the home materials, the exterior wall structure. All work should be performed by a qualified contractor.
Page 9 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> Protruding nail heads visible in ceilings appeared to be the result of framing members shrinking after original construction was complete. Framing lumber is often installed with a relatively high moisture content and typically shrinks as it dries. Once framing has reached moisture equilibrium with the homesite environment, framing will become stable and nail pops can be repaired without concern that they will reappear. The time required to reach stability depends on the moisture content of framing materials at the time of original construction and humidity levels at the homesite. The time frame may vary between one and two years in many environments. The Inspector recommends repair by a qualified drywall or painting contractor once the condition appears stable.
Page 9 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> Entry door rattled while closed and would benefit from having the strike plate trim tabs adjusted. The Inspector recommends adjustment by a qualified contractor.

Page 10 Item: H	Windows	<ul style="list-style-type: none"> • A Window frame in the down stairs bedroom exhibited minor damage that appeared to be from moisture intrusion. Sealant around the window exteriors should be maintained to avoid continuing damage.
Page 11 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> • The horizontal guardrail assembly at an interior walkway had loose balusters that for safety reasons should be securely fastened by a qualified contractor. • Lights designed to illuminate this staircase did not respond to the switch. The bulbs may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may be a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

ELECTRICAL SYSTEMS

Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided them. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection. This can be achieved by: <ol style="list-style-type: none"> 1. Replacing the current standard receptacles with GFCI receptacles. 2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles. 3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker. • A light fixture mounted at the exterior of the house was inoperable at the time of the inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture, wiring or the switch. This light fixture should be re-tested after the bulb is replaced. If after bulb replacement the light still fails to respond to the switch, this condition may be a potential fire hazard, and an inspection and any necessary work should be performed by a qualified electrical contractor. • Electrical receptacles at various areas in the home were improperly secured and moved when plugs were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. Loose outlets should be corrected by a qualified electrical contractor. • One or more lights are inoperative. If the bulbs are not blown, then the circuit should be investigated.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 21 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • One or more air filters for this furnace was dirty and should be changed. <p>Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.</p> <p>Failure to change the filter when needed may result in the following problems:</p> <ul style="list-style-type: none"> - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.
PLUMBING SYSTEM		
Page 23 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • The shower head was not securely fastened and moved when tested by hand.
Page 24 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • The CPVC threaded coupler attaching the CPVC drain pipe to the <u>TPR Valve</u> is inappropriate and not approved material. The temperature rating of the pipe could cause the threads to melt, allowing the drain pipe to come unattached and allow extreme hot temperature moisture intrusion to cause damage to surrounding area and or persons. Recommend a licensed and qualified plumber evaluate and repair as needed.
Page 24 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> • No hatch was provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.
APPLIANCES		
Page 25 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> • There is foreign material present in the garbage disposer and should be cleaned out before use to avoid damage or injury.
Page 27 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • One of more exterior bath vent covers has screws pulling out. Recommend these be properly secured to ensure a correct seal. Any corrections should be made by a qualified professional.