

Hern Inspections

Property Inspection Report



18511 Purdy Court, Houston, TX 77084
Inspection prepared for: Raed
Date of Inspection: 4/4/2021 Time: 8:30am
Weather: Cloudy
The outside temperature is 57°.

Inspector: Zachary Hernandez
License #24019
Houston, TX
Phone: 832-557-5624
Email: hernzachary@gmail.com



HERN HOME INSPECTIONS

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

- In my opinion at the time of the inspection, the foundation appears to be performing as intended, providing adequate support for the structure.
- The foundation was inspected with a digital level. No deficiencies were found.
- There was a shear crack in the foundation. These are cosmetic and are not associated with structural movement. Location: front, rear



The foundation was inspected with a digital level. No deficiencies were found.



There was a shear crack in the foundation. These are cosmetic and are not associated with structural movement. Location: front, rear

B. Grading and Drainage

Comments:

- Soil erosion was observed during the inspection. Location: rear, garage
- The gutters have debris in them.

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The gutters have debris in them.



Soil erosion was observed during the inspection. Location: rear, garage



Soil erosion was observed during the inspection. Location: rear, garage

C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition shingles

Viewed From:

- Walking the roof

Comments:

- Unable to determine roof fastening method as this may cause damage to the roofing material.
- The condition of the roofing materials under the satellite dish could not be determined.
- **Trees in contact with/hanging near the roof.**
- **Recommend removing debris from the roof covering. Unable to determine the condition of the roof covering underneath.**
- **Attic vent is rusted.**

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Recommend removing debris from the roof covering. Unable to determine the condition of the roof covering underneath.



Trees in contact with/hanging near the roof.



The condition of the roofing materials under the satellite dish could not be determined.



Attic vent is rusted.

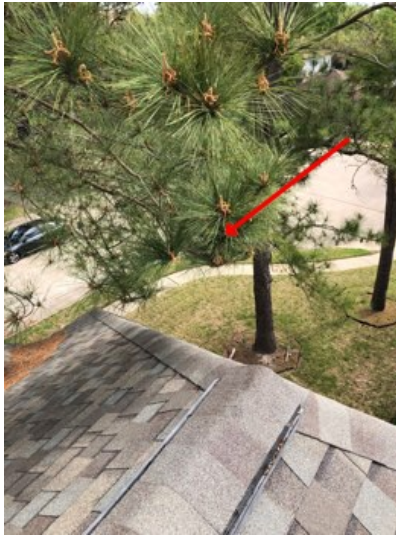
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Trees in contact with/hanging near the roof.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Roof Structure and Attics

Viewed From:

- Viewed from attic space

Approximate Average Depth of Insulation:

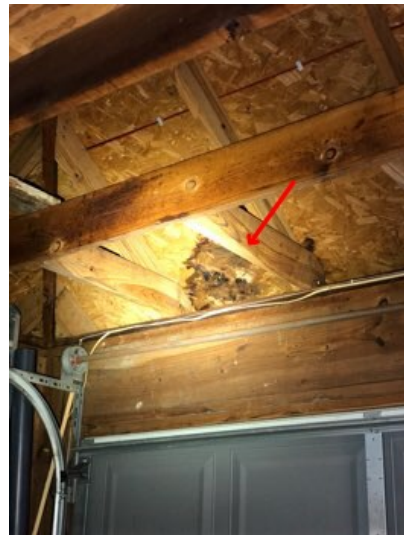
- More than 14 inches

Comments:

- The inspector inspects the attic from decked areas of the attic and does not reach areas that may be unsafe to access.
- Prior moisture intrusion was observed on the roof sheathing. Area tested dry at time of inspection.
- **There were damaged soffit vent screen(s).**



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Prior moisture intrusion was observed on the roof sheathing. Area tested dry at time of inspection.

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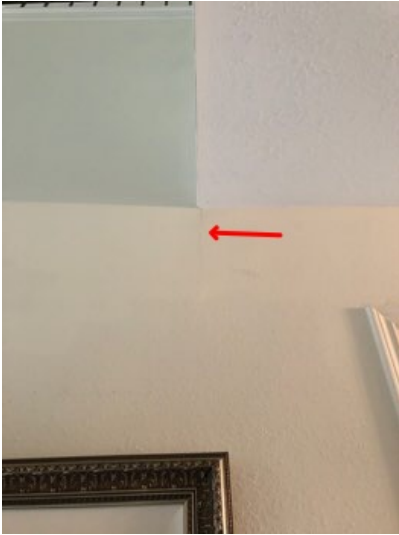
E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick

Comments:

- Multiple locations where there were hairline cracks observed on the drywall.
- Recommend caulking around all exterior wall penetrations.
- High soil was observed at the front and the garage. There should be 4 inches of slab showing for brick and 6 inches for siding.
- Multiple locations where the expansion joint sealant was deteriorated.
- The sealant around the window on the right side was deteriorated.



Multiple locations where there were hairline cracks observed on the drywall.



High soil was observed at the front and the garage. There should be 4 inches of slab showing for brick and 6 inches for siding.



Multiple locations where the expansion joint sealant was deteriorated.



The sealant around the window on the right side was deteriorated.

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Recommend caulking around all exterior wall penetrations.



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High soil was observed at the front and the garage. There should be 4 inches of slab showing for brick and 6 inches for siding.

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

Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

- Cosmetic cracks were noted at the first floor living room and second floor left rear bedroom.
- Cracked tiles were noted at the front entry and laundry area.
- Loose carpet was noted at the second floor hall.
- Areas on the second floor where the subfloor was squeaky when stepped on. This is due to the subflooring Not properly fastened to the joist.



Cracked tiles were noted at the front entry and laundry area.



Cosmetic cracks were noted at the first floor living room and second floor left rear bedroom.

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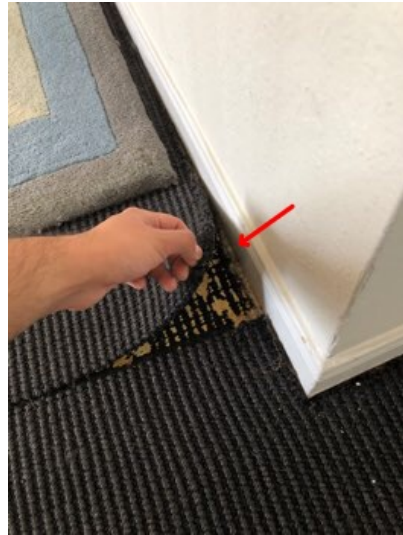
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Cracked tiles were noted at the front entry and laundry area.



Loose carpet was noted at the second floor hall.



Areas on the second floor where the subfloor was squeaky when stepped on. This is due to the subflooring Not properly fastened to the joist.



Cosmetic cracks were noted at the first floor living room and second floor left rear bedroom.

G. Doors (Interior and Exterior)

Comments:

- One or more doorstops were missing.
- The door swings open/close on its own at the primary bedroom and second floor front left bedroom.
- The door does not latch at the kitchen, second-floor bathroom, second-floor front left bedroom closet.

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The door does not latch at the kitchen, second-floor bathroom, second-floor front left bedroom closet.



The door does not latch at the kitchen, second-floor bathroom, second-floor front left bedroom closet.



The door does not latch at the kitchen, second-floor bathroom, second-floor front left bedroom closet.

H. Windows

Window Types:
Comments:

- There were some windows that were inaccessible due to furniture.
- **Multiple locations where the window hardware was damaged.**
- **Missing window screens for the windows at the front and right of the house.**
- **Cracked window panes were observed at the first floor living room.**

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Multiple locations where the window hardware was damaged.



Missing window screens for the windows at the front and right of the house.



Multiple locations where the window hardware was damaged.



Cracked window panes were observed at the first floor living room.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room

Types:

- Fireplace is natural gas

Comments:

- There was no clip at the fireplace to keep the dampener from fully closing.
- The chimney cap was rusted.

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The chimney cap was rusted.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

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

Materials:

Comments:

- The home was occupied at the time of inspection. The inspector does not move furniture or storage that prevent the inspection of components.
- General photos



General photos



General photos

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General photos



General photos



General photos



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General photos



General photos



General photos



General photos

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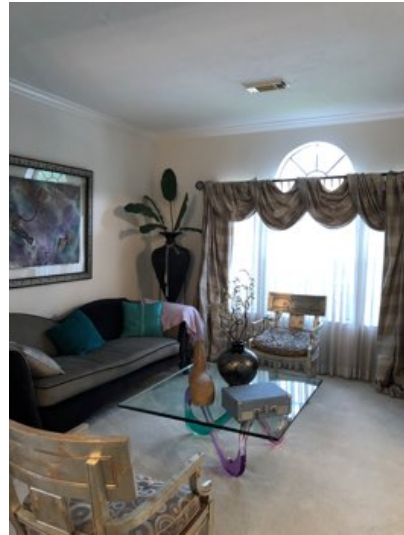
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General photos



General photos



General photos



General photos

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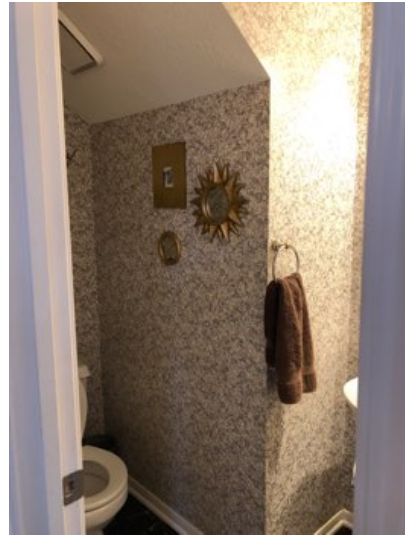
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General photos



General photos



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General photos



General photos



General photos



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General photos

II. ELECTRICAL SYSTEMS

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

Panel Locations:

- Electrical panel is located on the left side of the house

Materials and Amp Rating:

- Aluminum wiring
- 150 amp

Comments:

- There are white wires in the panel that should be labeled as hot wires.
- The circuit labels are worn and difficult to read.



The circuit labels are worn and difficult to read.



There are white wires in the panel that should be labeled as hot wires.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Some outlets were inaccessible due to furniture or storage.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- Carbon monoxide detectors have been proven to save lives. Client is advised to install carbon monoxide detectors if not already present in home.
- Heater was functioning.

- **Missing drip legs on the gas lines for both units. These help prevent sediment in the gas line from entering the units.**



Heater was functioning.



Heater was functioning.

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Missing drip legs on the gas lines for both units. These help prevent sediment in the gas line from entering the units.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Cooling Equipment

Type of Systems:

- Central cooling

Comments:

- Recommend installing float switch on the secondary drain pan's to prevent overflow of drain pans.
- Cooling system was functioning.
- **There was rust and insulation inside one of the drain pans.**
- **The insulation on the refrigerant lines was deteriorated.**



Cooling system was functioning.



Cooling system was functioning.

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There was rust and insulation inside one of the drain pans.



Data plate photos



Data plate photos



The insulation on the refrigerant lines was deteriorated.

-
-
-
-

C. Duct Systems, Chases, and Vents

Comments:

- There was a dark substance on the registers on the second floor. This can be due to an excessive amount of humidity in the system at times.
- There was dust inside the return chase on the first floor.
- There were ducts in contact with one another.
- Improper tape was used on the ducts.

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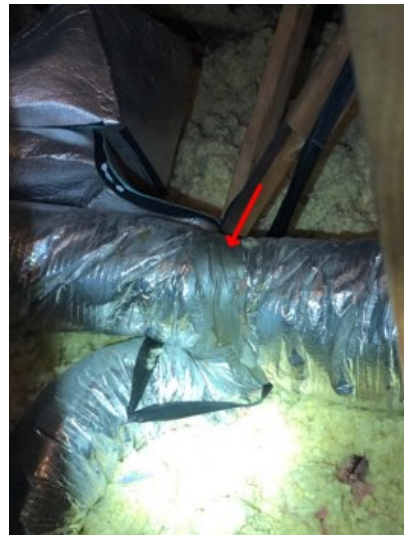
There was a dark substance on the registers on the second floor. This can be due to an excessive amount of humidity in the system at times.



There was dust inside the return chase on the first floor.



There were ducts in contact with one another.



Improper tape was used on the ducts.

IV. PLUMBING SYSTEM

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of the house next to the street

Location of Main Water Supply Valve:

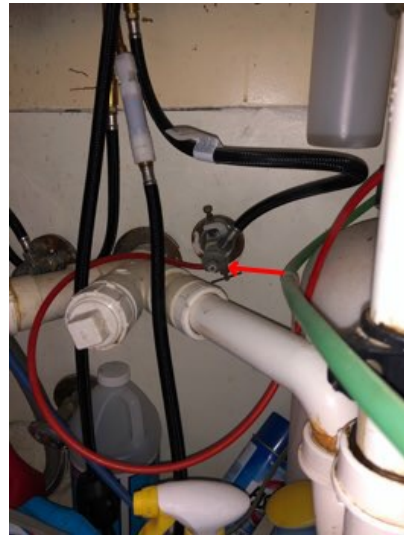
- Not observed

Comments:

- Static water pressure: 55 psi.
- Missing backflow protectors on the exterior water faucets.
- **The pot filler in the kitchen did not work.**
- **Missing shut off handle underneath the kitchen sink.**
- **The drain stop did not properly hold water in the primary bathroom left sink.**
- **The hot and cold were reversed in the second-floor bathroom.**
- **There was a leak from the piping on the left side of the house.**
- **An exterior water faucet was dripping at the rear of the house.**
- **The gas service line entering the house was rusted.**



The pot filler in the kitchen did not work.



Missing shut off handle underneath the kitchen sink.

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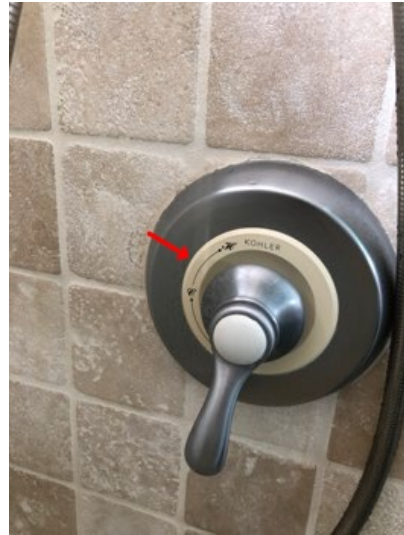
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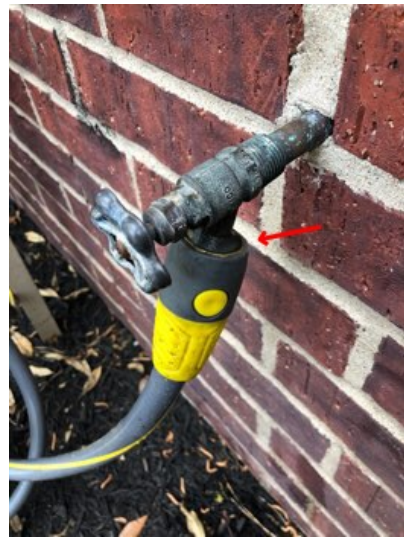
The drain stop did not properly hold water in the primary bathroom left sink.



The hot and cold were reversed in the second-floor bathroom.



Static water pressure: 55 psi.



Missing backflow protectors on the exterior water faucets.

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There was a leak from the piping on the left side of the house.



An exterior water faucet was dripping at the rear of the house.



The gas service line entering the house was rusted.

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

Comments:

- The second-floor bathroom left sink drained slowly.

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The second-floor bathroom left sink drained slowly.

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

Energy Source:

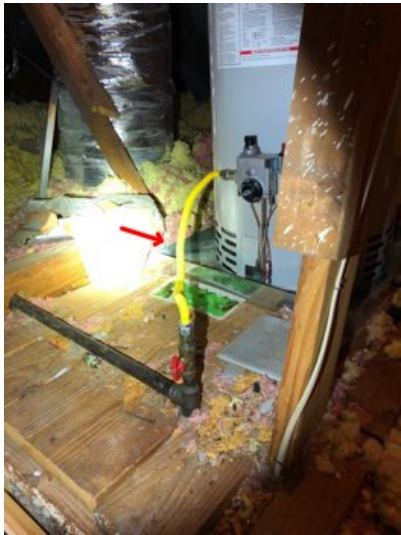
- Water heater is gas

Capacity:

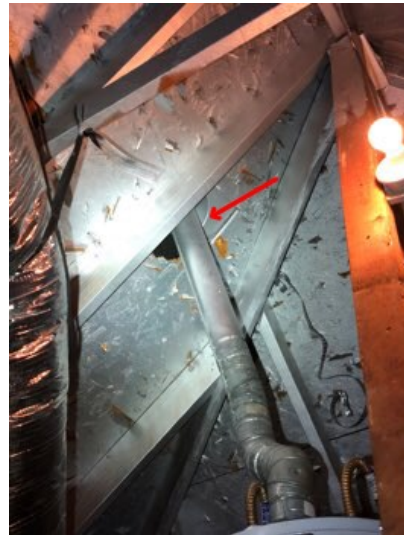
- Unit is 50 gallons

Comments:

- Missing drip leg on the gas line for the water heater. This helps prevent sediment in the gas line from entering the unit.
- Missing vent pipe strap for the water heater vent.



Missing drip leg on the gas line for the water heater. This helps prevent sediment in the gas line from entering the unit.



Missing vent pipe strap for the water heater vent.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

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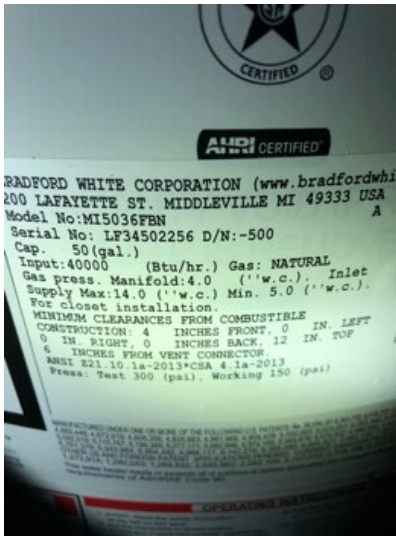
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E. Other

Materials:
Comments:



Water heater data plate

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

- There was an air leak from the range hood vent.

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There was an air leak from the range hood vent.

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

Comments:

- The lower oven temperature was inaccurate.



The lower oven temperature was inaccurate.

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

Comments:

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

Comments:

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G. Garage Door Operators

Door Type:
Comments:

H. Dryer Exhaust Systems

Comments:
• There is a buildup of lint inside the dryer vent pipe.

I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:
• There were sprinkler heads underneath the deck.
• Zone three did not work.
• Multiple locations where the sprinkler heads were broken.



Multiple locations where the sprinkler heads were broken.



Multiple locations where the sprinkler heads were broken.

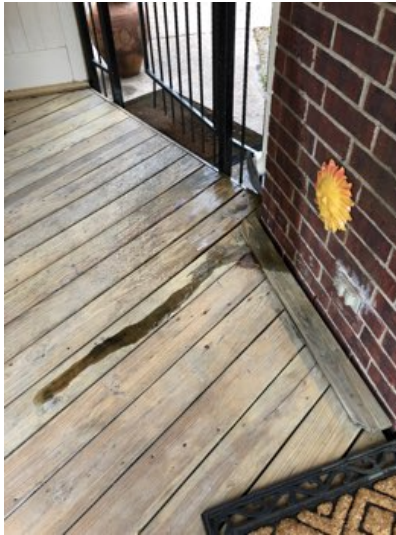
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There were sprinkler heads underneath the deck.

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

Type of Construction:
Comments:

C. Outbuildings

Materials:
Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

- Missing smoke detector inside all 3 upstairs bedrooms and primary bedroom.

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Soil erosion was observed during the inspection. Location: rear, garage • The gutters have debris in them.
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Trees in contact with/hanging near the roof. • Recommend removing debris from the roof covering. Unable to determine the condition of the roof covering underneath. • Attic vent is rusted.
Page 7 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • There were damaged soffit vent screen(s).
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • High soil was observed at the front and the garage. There should be 4 inches of slab showing for brick and 6 inches for siding. • Multiple locations where the expansion joint sealant was deteriorated. • The sealant around the window on the right side was deteriorated.
Page 10 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Cracked tiles were noted at the front entry and laundry area. • Loose carpet was noted at the second floor hall. • Areas on the second floor where the subfloor was squeaky when stepped on. This is due to the subflooring Not properly fastened to the joist.
Page 11 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • The door swings open/close on its own at the primary bedroom and second floor front left bedroom. • The door does not latch at the kitchen, second-floor bathroom, second-floor front left bedroom closet.
Page 12 Item: H	Windows	<ul style="list-style-type: none"> • Multiple locations where the window hardware was damaged. • Missing window screens for the windows at the front and right of the house. • Cracked window panes were observed at the first floor living room.
Page 14 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • There was no clip at the fireplace to keep the dampener from fully closing. • The chimney cap was rusted.

ELECTRICAL SYSTEMS

Page 20 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • There are white wires in the panel that should be labeled as hot wires. • The circuit labels are worn and difficult to read.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 21 Item: A	Heating Equipment	<ul style="list-style-type: none"> • Missing drip legs on the gas lines for both units. These help prevent sediment in the gas line from entering the units.
Page 22 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • There was rust and insulation inside one of the drain pans. • The insulation on the refrigerant lines was deteriorated.
Page 23 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • There was a dark substance on the registers on the second floor. This can be due to an excessive amount of humidity in the system at times. • There was dust inside the return chase on the first floor. • There were ducts in contact with one another. • Improper tape was used on the ducts.

PLUMBING SYSTEM

Page 25 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • The pot filler in the kitchen did not work. • Missing shut off handle underneath the kitchen sink. • The drain stop did not properly hold water in the primary bathroom left sink. • The hot and cold were reversed in the second-floor bathroom. • There was a leak from the piping on the left side of the house. • An exterior water faucet was dripping at the rear of the house. • The gas service line entering the house was rusted.
Page 27 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • The second-floor bathroom left sink drained slowly.
Page 28 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Missing drip leg on the gas line for the water heater. This helps prevent sediment in the gas line from entering the unit. • Missing vent pipe strap for the water heater vent.

APPLIANCES

Page 29 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • There was an air leak from the range hood vent.
Page 30 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • The lower oven temperature was inaccurate.
Page 31 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> • There is a buildup of lint inside the dryer vent pipe.

OPTIONAL SYSTEMS

Page 31 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> • Zone three did not work. • Multiple locations where the sprinkler heads were broken.
Page 32 Item: F	Other	<ul style="list-style-type: none"> • Missing smoke detector inside all 3 upstairs bedrooms and primary bedroom.