

RedFish Inspections

Property Inspection Report



10 Bishops Ct, Sugar Land, TX 77479
Inspection prepared for: Lenre Ikpeekha
Real Estate Agent: Jane Lam - RE/MAX Southwest

Date of Inspection: 5/24/2021 Time: 1:00 PM - 5:00 PM
Age of Home: 30 years old Size: 3890 sqft
Weather: Cloudy

Inspector: James Sprouse
License #22537
1002 Gemini Ave Suite 200, Houston, 77058
Phone: 713-568-8184
Email: scheduling@redfishinspections.com

PROPERTY INSPECTION REPORT

Prepared For: Lenre Ikpeekha
(Name of Client)

Concerning: 10 Bishops Ct, Sugar Land TX, 77479
(Address or Other Identification of Inspected Property)

By: James Sprouse, License #22537 5/24/2021
(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

Type of inspection: Buyer's Inspection
Approximate age: 30 years old
Building Style: 2 Story, Single Family Residence

General Appearance: Good
Street Entrance Faces: West
State of occupancy: Vacant

Weather Condition: Cloudy
Ground Cover: Wet
Temperature: 73F

This property was a 30 years old structure. As with all buildings, ongoing maintenance is/will be required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

Descriptions— When outside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the front door, even if it does not face the address street. When inside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the room entrance.

The interior was inspected in a clockwise fashion. The first bedroom that comes up starting at the front door will be bedroom 1, then bedroom 2 etc... likewise for the full bathrooms or any other multiple numbered rooms. Half bathrooms will be counted separately from the full bathrooms.

If you have any questions about room descriptions or locations, please contact us; it's important that you be able to identify the rooms that we discuss in your report.

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information only. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Some issues may be difficult to photograph or too numerous so not all problem areas or conditions will be supported with photos.

To view videos and review highlighted glossary terms in the report the PDF will need to be downloaded and viewed with a full PDF reader such as Adobe. If videos are in report the caption will state "CLICK to VIEW VIDEO" and there will a narrative to discuss content of video.

RED text are comments of what we consider to be more significant deficient components, safety issues or conditions which need attention, repair, or replacement. Systems with multiple observed issues will be directed to a list of observed conditions in the report, a complete evaluation by a professional contractor/specialist is recommended to determine if any hidden conditions exist. These comments are also duplicated in the Report Summary page(s).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s): Slab Foundation

Comments:

NOTE: The foundation performance opinion stated hereunder neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. This inspector is not responsible for defects in the slab in areas that are not visible for inspection. The inspector does not perform any engineering studies or measurements such as geological, and hydrological stability test, soils conditions reports; wave action reporting; any form of engineering analysis. Only licensed engineers can conduct such evaluations. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

FOUNDATION LEVEL

NOTE: A precision pressurized hydrostatic altimeter was used to measure the level of the foundation (the yellow rectangles photographed in this section). This data provided us with additional information to help us determine the performance of the foundation. Furthermore, this data included in the report will give the buyer a baseline for future movement.

The digital reader which the unit is in inches, was "zeroed" at the front door. A level/measurement was then taken at the different corners of the foundation and any other areas we considered necessary. A generally accepted standard of one half inch in ten feet (1/2" in 10') was used to determine if the foundation was considered flat within tolerance.

Floor finishes such as carpet do affect the reading. About 0.3" to 0.5" is deducted from the reading to compensate for the carpet and padding thickness. These finishes are taken in consideration in our calculation of foundation level differential. We have not yet found a perfectly flat foundation.

Should you have any questions concerning this tool or data, please ask the inspectors.

FOUNDATION PERFORMANCE

The structure had attaching slabs "expansion joints" between the driveway and the garage/house. This is a location for wood destroying insects (termites) to enter the home. Home owner needs to perform frequent inspections of these areas.

Corner cracks were noted on one or more corners of the foundation. Corner cracks are generally caused by the early removal of form boards and/or improper flashing installation between the slab and the brick veneer/stone veneer. No structural defect was noted with this condition. We recommend having these

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cracks patched/sealed to minimize the opportunity of insect infestation. This was observed on the front, rear

Post tension cable ends were observed on the exterior of the foundation. These should be repaired by a professional, competent and qualified foundation specialist to prevent corrosion/deterioration of the foundation's reinforcement. All exposed tendons should be patched with an approved material and method by the Post Tensioning Institute (PTI).

Extract from PTI:

1. The pocket former recesses should be filled with concrete patch material immediately after the tendon tails have been cut.
2. The patch material used should be non-shrink grout that will attain the same minimum compressive strength as the concrete foundation.
3. Prior to installing the concrete patch material, the pocket former recesses should be cleaned of any dirt, grit, oil or other substances so that a good bond is attained between the concrete and the patch material. A bonding agent can be used to enhance bond of the patch material to the concrete; however, it is important that the recommended application instructions from the bonding agent manufacturer are followed.
4. If an encapsulated system is used, the posttensioning material supplier's recommendations for cutting, capping and patching should be followed.
5. Under no circumstances should the concrete patch material used for filling the pocket former recesses contain chlorides or other chemicals known to be deleterious to the prestressing steel.
6. The pocket former recesses should be completely filled eliminating all voids and finished to match as closely as possible the surrounding edge of the foundation.

This was observed on the right.

Larger than usual cracks with some displacement were noted in the foundation slab. This could be indicative of foundation movement. We recommend monitoring. This was observed on the right.

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In our opinion the foundation was not performing as intended by design. We recommend you retain a Professional Foundation Specialist for a second opinion concerning the performance of the foundation. The Professional you retain should have the specialized training to perform an engineering evaluation of the performance of the foundation. They can provide you with; 1) a second opinion concerning foundation performance, 2) an opinion as to whether foundation repair/adjustments is structurally necessary and 3) options in addition to foundation repair and adjustments that the engineer deems applicable to this house.

Evidence found supporting the inspectors opinions includes:

- A level differential of approximately 1.8 inches between the dining room and bathroom 1 closet.
- A step crack in the right front corner outside the bathroom 1 closet
- A crack in the foundation slab on the right side of the house outside bathroom 1



Driveway/walk to foundation:
Monitor area for insect activity



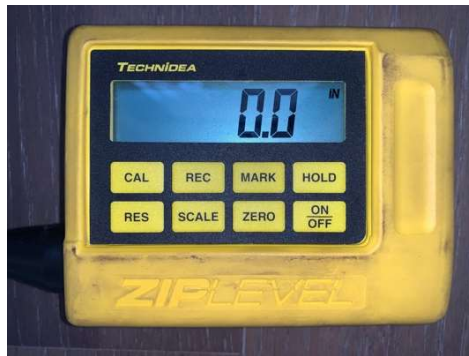
Right front: corner crack



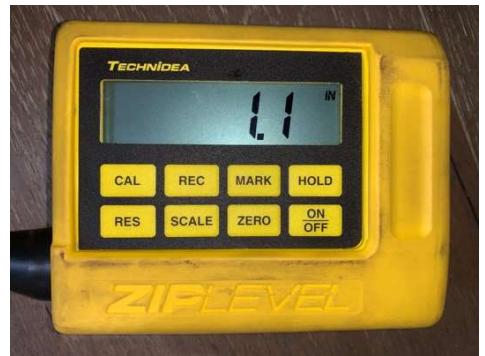
Right: exposed tendon head



Right: crack with displacement



Front Door



Dining Room

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Half Bath



Back Door



Bathroom 1 Closet

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Comments:

FOLIAGE

Tree roots adjacent to the house could have a potential of damaging the foundation. We recommend consulting with a professional, competent and qualified arborist for the best solution to protect the structure as well as the tree. These roots were located on the front.

SOIL

High soil was observed around the structure. We recommend having 4 inches minimum clearance between soil/brick and 6 inches minimum clearance between soil/siding and/or stucco. The high areas were observed on the left.

The grading around the house should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition/removal of top soil. The ground should slope away from the structure at a rate of six inches in the first ten feet. We recommend improvement in multiple areas around the house, and garage.

PESTS

Evidence of wood destroying insect treatment was observed with drill holes marks. We recommend asking the sellers when the house was last treated as warranties might be transferable. The treatment was observed on the rear.

DRIVEWAY / WALKWAY

The driveway was sloped towards the house. This condition can promote moisture seepage. Unfortunately, it is difficult to improve this situation without resurfacing the driveway adjacent to the foundation.

The walkway sloped towards the house. This condition can promote moisture seepage. Improvement of this situation without re-grading the walkway adjacent to the foundation can be difficult. We recommend monitoring. It might be wise having a professional, competent and qualified landscaper/contractor evaluate

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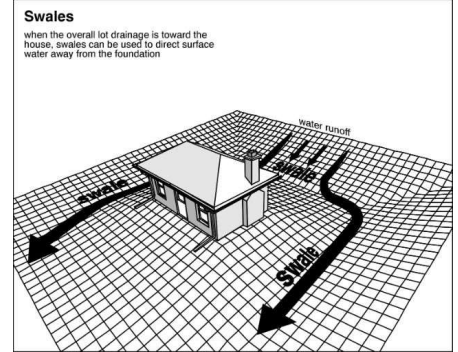
and propose drainage solutions.



Front: tree roots near foundation



Garage rear: insufficient grading



Proper drainage design



Left: high soil



Rear: evidence of prior wood destroying insect treatment



Rear: walkway slopes toward house

X			X
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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt shingles
 Viewed From: Inspection pole with camera
 Comments:

NOTE: We recommend all repairs to the roof covering be performed by a professional, competent and qualified roofing contractor.

GUTTERS / DOWNSPOUTS

RECOMMENDATION: This structure had an incomplete gutter system. We recommend gutters to be used under all roof sides to redirect water from the roof to the downspouts and extensions 5 feet away from the foundation.

The house downspouts were discharging too close to the foundation. We recommend having downspouts discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

SLOPED ROOFING

Damaged/torn shingles were observed on the roof. We recommend having all damaged shingles replaced to prevent further damage and water intrusion. This

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was observed on the front.

FLASHINGS

Corrosion was noted on the flashing in multiple areas of the roof. We recommend having these areas cleaned, treated and painted to prevent them from further deteriorating.

Loose or uplifted flashing was noted on the roof. We recommend having this secured to avoid water intrusion. This was observed on the right, and rear.



Left front



Front



Right front



Front left



Left



Rear left



Left rear



Rear



Right rear

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Front right



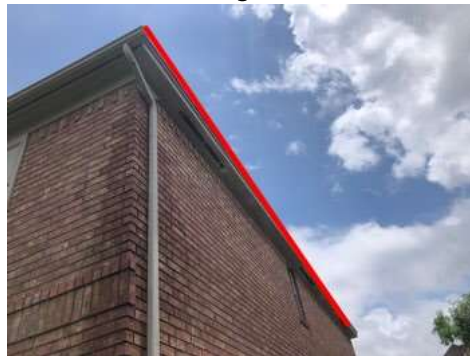
Right



Rear right



Garage



Incomplete gutter system



Downspout extension missing, discharge near structure



Front: damaged shingles



Right: uplifted flashing



Rust on flashings

X			X
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D. Roof Structure and Attics

Viewed From: Entered and walked all accessible attic space
 Approximate Average Depth of Insulation: 0 to 9 inches
 Comments:

NOTE: We recommend all repairs to the roof structure be performed by a professional, competent and qualified framer.

ROOF STRUCTURE

Note: Portions of the roof structure had no accessible attic space. We were unable to perform a visual inspection of those areas.

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Moisture staining was noted on the roof deck or other structural elements of the roof. The area was confirmed with a moisture meter to be dry at the time of inspection. We recommend monitoring.

ATTIC INSULATION / VENTILATION

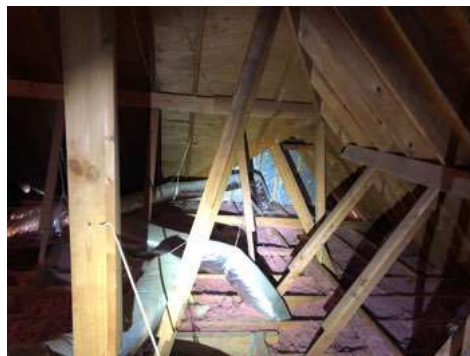
There was evidence of past vermin activity. A pest control specialist should be consulted in this regard.

Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

Per today's standards, insufficient insulation was observed in the attic space. Insulation improvements may be cost effective, depending on the anticipated term of ownership.



Front



Left



Rear



Moisture stains



Moisture stains confirmed dry



Tunneling: evidence of vermin activity

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Scuttle panel lacked insulation

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E. Walls (Interior and Exterior)

Wall Materials: Exterior walls: brick veneer, wood fiber siding, Interior walls: painted drywall
 Comments:

NOTE: We recommend all repairs/improvements/replacements to the walls be performed by a professional, competent and qualified contractor.

EXTERIOR WALLS

A step crack was observed on the exterior brick veneer. This typically is an indication of structural movement. We recommend patching and monitoring. This was noted on the front, right.

Weep holes (openings in the mortar joints to allow moisture to seep out) were missing at the structure's brick/stone veneer over the windows/doors. Weep holes should be placed every 33 inches on center at the base of the wall as well as over the windows and doors where the brick veneer is support by lintels. No indication of moisture damage was noted on the inside structure. It might do more harm than good to try and create these as this point in time. We recommend monitoring the areas.

A hole was noted where the air conditioning refrigerant lines entered the structure. We recommend sealing the area with foam insulation to prevent pest intrusion. This was located on the right.

An expansion joint on the exterior brick wall was missing caulk. We recommend caulking to prevent excessive moisture and insect intrusion. This was noted on the left, right.

The lintels over the opening (windows/doors) were found to be rusted. These elements support the brick veneer above the openings. We recommend having them (re)ainted to prevent deterioration.

Wood decay was observed on the exterior siding. We recommend repairs/replacement to all decayed wood to prevent further deterioration and creating conducive conditions for wood destroying insect activity. This was noted on the rear.

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An expansion joint in the exterior brick veneer was equipped with a wooden spacer board. This board was decayed and should be replaced. This was observed on the left, and right.

All exterior wall protrusions exposed to the elements should be caulked at the wall connection to prevent water and insect intrusion. We recommend caulking.

INTERIOR WALLS

Moisture staining was noted and the area was confirmed with a moisture meter and infrared thermal Imager to have elevated moisture. We recommend repairs to the problem water source prior to repairs to the interior finish. This was observed in the garage.



Right front: step crack



Right: step crack



Front: missing weep holes



Front: rust on lintels



Left: missing caulk at expansion joint



Left: wood decay at expansion joint spacer

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Around house: caulk needed at wall protrusions



Right: hole in wall at AC lines



Rear: wood decay at siding



Garage: moisture stains



Garage: moisture stains confirmed wet

F. Ceilings and Floors

Ceiling & Floor Materials: Ceilings were made of textured drywall, floors were made of tile, carpet, and vinyl.
Comments:

NOTE: We recommend all repairs/improvements/replacements to the ceilings and floors be performed by a professional, competent and qualified contractor.

CEILINGS

Evidence of patching was detected which indicates previous work performed. We recommend monitoring. This was observed in the dining room.

FLOORS

Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as Squeeeeeek No More and Counter Snap fasteners (www.oberry-enterprises.com) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering, and the access to the underside of the sub-floor.

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Bedroom 3: squeaky floor

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G. Doors (Interior & Exterior)

Comments:

NOTE: We recommend all repairs/improvements/replacements to the doors be performed by a professional, competent and qualified contractor.

INTERIOR DOORS

A damaged door was noted within the house. We recommend having this repaired. This was observed in Bathroom 2.

A door in the house was found to be rubbing on its frame. We recommend having this adjusted so that it operates as intended. This was observed in Bedroom 1, Bathroom 1,

EXTERIOR DOORS

The back door did not close flush against the jam. We recommend having this improved to reduce air infiltration.

The dead bolt was key operated only. This is a safety hazard as it should be easily openable in case of a fire. We recommend improving the dead bolt.

GARAGE DOORS

No safety springs/cables were noted on the manual garage door in the right. The installation of the springs/cables would improve safety during operation. We recommend repair.

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Bedroom 1: rubbed on frame



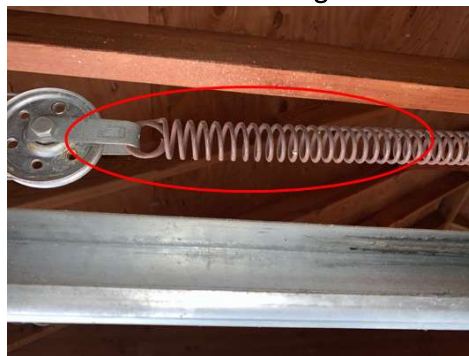
Bathroom 2: Damaged door



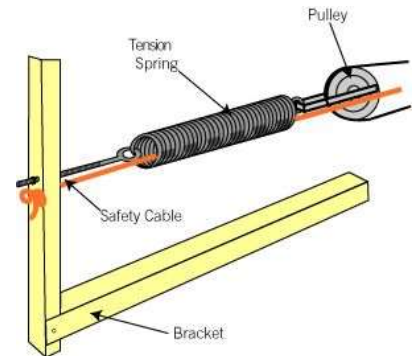
Back door: did not close flush.



Back Door: Deadbolt key operated only



Garage(Door on the right): No door spring safety cables



Proper safety cable installation

H. Windows

Window Types: Aluminum, single-hung style, horizontal sliding, picture, single pane
 Comments:

NOTE: We recommend all repairs/improvements/replacements to the windows be performed by a professional, competent and qualified contractor.

The windows were in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

The exterior and interior caulk around the windows was deteriorated. We recommend repair. Exterior caulking is the first energy efficient measure to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

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Damaged window screens were found. We recommend having these replaced to prevent insect intrusion. This was observed in the throughout house.

Damaged/loose weather stripping was noted on a few windows in the house. We recommend having these repaired to reduce air infiltration and help keep the pane secure.

Window hardware was missing. We recommend having them replaced. This was observed throughout the house .

A window was inoperative. We recommend having this repaired/improved to allow proper use as intended and an egress. Observed in Bedroom 3 and Bedroom 4.



Around house: Damaged weather stripping



Around house: deteriorated caulk



Throughout house: Damaged screen



Windows Throughout house: missing hardware



Bedroom 3 and Bedroom 4: windows inoperative

X			X
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I. Stairways (Interior & Exterior)

Comments:

NOTE: We recommend all repairs/improvements/replacements to the stairways be performed by a professional, competent and qualified contractor.

The horizontal guardrail assembly at the stairway had spaces between the spindles which allowed the passage of a 4-inch sphere. To improve child safety and comply with generally-accepted current safety standards, we recommend altering the handrail assembly in a manner which will prevent the passage of a 4-inch sphere. This includes areas beneath and to the sides of the guardrail.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Guardrail: Spindles more than 4" apart

X			X
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J. Fireplaces and Chimneys

Locations: Fireplace was located in the living room
 Types: Fireplace was prefabricated
 Comments:

NOTE: We recommend all repairs/improvements/replacements to the fireplaces/chimneys be performed by a professional, competent and qualified chimney specialist.

GAS VALVE ACCESS

The gas on/off valve should be of a keyed kind, or the access door will have to be locked in some way in order to prevent children from turning the gas on accidentally. This is a potentially dangerous situation.

FIREPLACE

The fireplace damper was missing a clamp to prevent the damper from completely closing. Gas fireplaces should have a clamp installed on the damper to allow gases to escape up the flue in the event of a gas leak.



No locking mechanism on valve hatch



Flue open, missing clamp



Flue closed: Clamp missing on damper

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

I NI NP D



Fireplace fired up

 K. Porches, Balconies, Decks, and Carports

Comments:

NOTE: We recommend all repairs/improvements/replacements to the porches/balconies/decks/carports be performed by a professional, competent and qualified contractor.

PORCH

Hairline cracks were observed in the porch slab. These are not uncommon, where under 1/4 inch wide and should be monitored.



Back porch: hairline crack

 L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

 A. Service Entrance and Panels

Panel Locations: Electrical service panel was located on the rear side of the garage., the subpanel was located in the garage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Materials & Amp Rating: The copper feeders were 2/0 AWG rated for 200 amps, the service breaker was rated for 200 amps and the panel was 225 amps. The maximum service was the smallest rating of these three number which was rated for 200 amps.

Comments:

NOTE: We recommend all repairs on the electrical system and in the electrical panel be performed by a licensed, professional, competent and qualified electrician.

SERVICE PANEL

We recommend caulking the top and sides of the electrical main panel to prevent moisture intrusion.

SUBPANEL

No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.

Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. We recommend considering updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

An ungrounded conductor (hot) was improperly identified. We recommend having this permanently re-identified.

Multiple neutral at the neutral bar were under the same terminals. Today's standards require having each neutral conductor to have its own terminal. We recommend having this improved/repared.



Garage rear: generator service panel



Garage rear: service panel with dead front removed



Service panel : Caulk missing at wall connection

I=Inspected

NI=Not Inspected

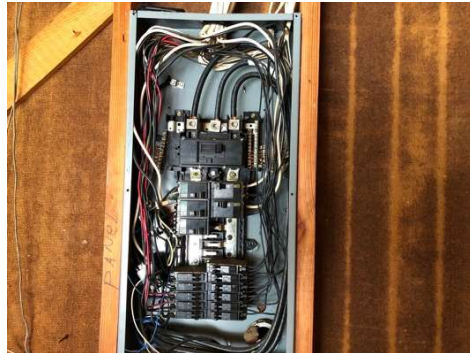
NP=Not Present

D=Deficient

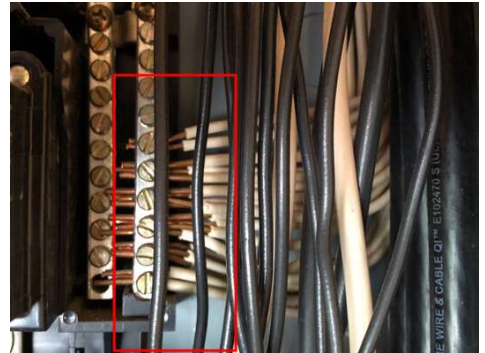
I	NI	NP	D
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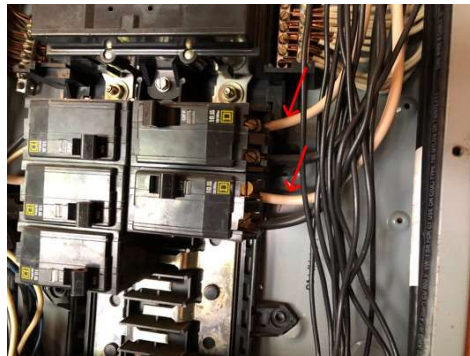
Garage: sub panel



Garage: sub panel with dead front removed



Sub panel : multiple neutrals under same terminal



Sub panel : improperly color coded conductors

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

Type of Wiring: Copper wiring
Comments:

NOTE: We recommend all repairs on the electrical system and in the electrical panel be performed by a licensed, professional, competent and qualified electrician.

FIXTURES

All exterior fixtures exposed to the elements should be caulked at the wall connection to prevent water and insect intrusion. We recommend caulking.

Today's standards require having a globe cover protecting closet light fixtures. We recommend making the upgrade for improved safety.

The house was not properly equipped with smoke detectors. Today's standards require having them in every sleeping room, in the vicinity of the sleeping room and on each floor level. We recommend repair as this can be safety/fire hazard.

OUTLETS

All receptacle outlets tested were found to be functioning as designed at the time of the inspection.

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

I	NI	NP	D
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Today's standards require having a bubble cover on all exterior receptacle outlets exposed to the elements. We recommend making the upgrade.

A receptacle outlet was found to not be protected by a Ground Fault Circuit Interrupter (**GFCI**) receptacle. Today's standards require GFCI protected outlets be installed at all 120 and 240 volt circuits at the kitchen counters/islands, laundry rooms, in basements, crawlspaces, garages, the home exterior as well as any interior receptacles located within 6 feet of a plumbing fixture as measured by flexible cord, to avoid potential electric shock or electrocution hazards. We recommend having this repaired per today's standards. This condition was observed in the Laundry Room.



Around House: Caulk missing at fixture to wall connection



Exterior: Bubble cover recommended



Laundry Room: outlet not GFCI

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central forced air, the furnaces were located in the attic

Energy Sources: The furnaces were gas powered

Comments:

NOTE: We recommend all maintenance/repairs to the HVAC system be performed by a licensed, professional, competent and qualified HVAC technician.

FURNACE OPERATION

The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from all supply air registers. No further equipment diagnostics were performed as part of this home inspection.

FUEL SUPPLY

The furnace sediment trap was installed in such a way so as to be mostly ineffective in trapping sediment in the gas piping system. In this case, the sediment is likely to blow past the trap. The trap serves to capture sediment before it enters the appliance and its absence may clog a valve or cause an

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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equipment malfunction. Traps at all gas appliances are required by today's commonly accepted construction standards; service by a licensed plumbing or mechanical contractor is recommended, but immediate service is not critical.



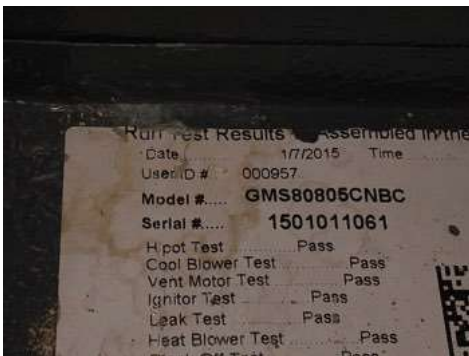
Furnace 1 model and serial numbers



Furnace 1 fired up



1st floor hot air temperature



Furnace 2 model and serial numbers



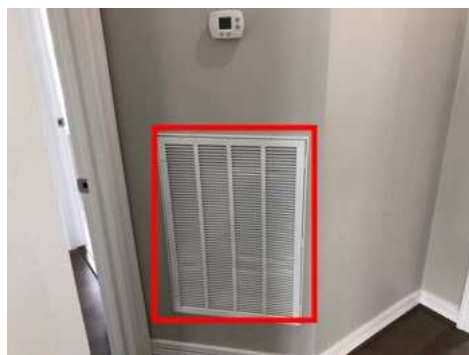
Furnace 2 fired up



2nd floor hot air temperature



Air filter sizes



1st floor air filter size 20x30



2nd floor air filter size: 20x30

I=Inspected

NI=Not Inspected

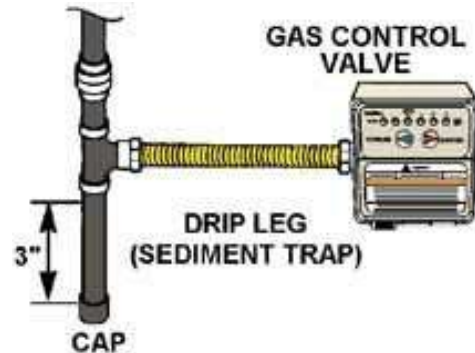
NP=Not Present

D=Deficient

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Improper drip leg installation



Drip leg installation

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Type of Systems: Central forced air, split system, The condensing coils were located in the right side yard, the evaporating coils were located in the attic.
 Comments:

NOTE: We recommend all maintenance/repairs to the HVAC system be performed by a licensed, professional, competent and qualified HVAC technician.

TEMPERATURE DIFFERENTIAL

Testing the differential temperature of the supply (vent) air and the return (ambient) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 14.° f. & 21.° f. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed, professional, competent and qualified HVAC technician.

1st floor temperature differential was 12 degrees.

2nd floor temperature differential was 12 degrees.

CONDENSER UNIT

NOTE: Condensing coils and evaporating coils have a typical life expectancy of 10 to 15 years. The unit 1 coils were approaching the end of their useful life. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.

The refrigerant line insulation was old and deteriorated. We recommend having this replaced for added efficiency and to prevent condensation from forming on the cold line and dripping on the attic insulation.

The units were out of level. This could lead to refrigerant mixing with the oil, which could damage the coils and reduce its life expectancy. We recommend having the pad under the unit be leveled.

The dead front cover of the condenser disconnect was missing and energized electrical components were exposed to touch. This condition is a

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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shock/electrocution hazard and should be corrected immediately by a qualified electrical contractor. This was observed at unit 2.

EVAPORATOR UNIT

The evaporating coils had been sealed. Cutting the seal goes beyond the scope of the home inspection. We were unable to view the condition of the coils. This was observed at unit 1.

An air leak was noted at the evaporating coils cabinet. We recommend having this sealed for improved efficiency. This was observed at both units.

The temperature drop measured at the supply and return registers was lower than considered normal. This usually indicates that servicing is needed. A licensed, professional, competent and qualified HVAC technician should be consulted to further evaluate this condition and the remedies available for correction.



Condenser unit 1 model and serial numbers faded



1st floor: Return temperature



1st floor: vent temperature



Condenser unit 2 model and serial numbers



2nd floor: Return temperature



2nd floor: vent temperature

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Evaporator unit 1 model and serial numbers



Both units: Old and deteriorated refrigerant line insulation



Both units: out of level



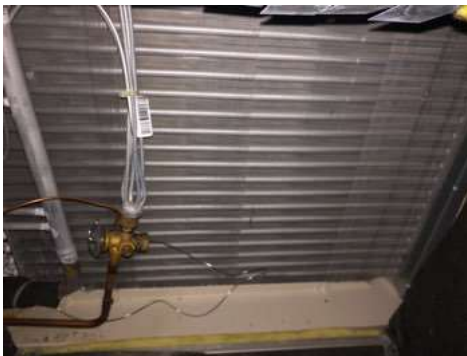
Evaporator unit 2 model and serial numbers



Unit 2: missing deadfront at disconnect



Unit 1: evaporator coils sealed



Unit 2 evaporator coils



Unit 1: air leak at cabinet



Unit 2: air leak at cabinet

X			X
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C. Duct Systems, Chases, and Vents

Comments:

Air ducts were placed on the attic floor. Today's standards do not allow this practice anymore as thermal bridging could create condensation inside the ductwork. We recommend having the strapped and elevated.

Multiple air ducts were found to be in contact with one another. Today's standards do not allow this practice anymore as thermal bridging could create condensation inside or between the ductwork. We recommend having the ducts strapped and separated.

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

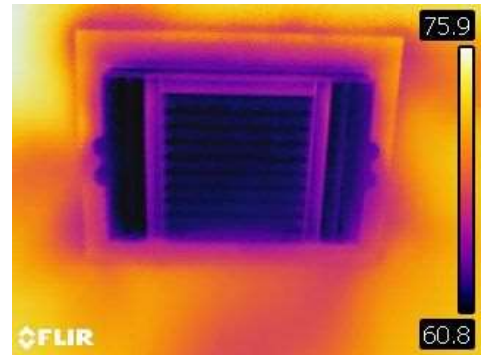
I	NI	NP	D
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Ducts in contact



Duct on attic floor



FYI: Thermal image of cool air at vent

IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter: Front of structure
 Location of Main Water Supply Valve: Left side in kitchen under sink.
 Comments:

The water supply lines in the attic were not insulated. We recommend having these insulated to prevent condensation to form on the line, which could then drip onto the insulation and eventually create moisture stains on the ceiling. We recommend improving the insulation condition.

Static Water Pressure Reading: 60 psi.

NOTE: We recommend all maintenance/repairs to the water supply system be performed by a licensed, professional, competent and qualified plumber.

Water supply material:copper

An exterior hose bibb did not have a back flow preventer. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are cheap and can be found in most home improvement stores. We recommend making the upgrade. This was observed on all exterior hose bibbs.

MAINTENANCE: A stopper was not functional at a bathroom lavatory/tub. We recommend having stoppers adjusted or repaired to retain water as it is designed. This was noted in bathroom 2 tub

All shower and bathtub handles, faucets, spouts and shower heads should be caulked at the wall. Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Deteriorated caulking/grout was noted, which may allow damage from moisture intrusion of the wall assembly at a bathroom. We recommend having this recaulked. We observed this in bathroom 2 and bathroom 3.

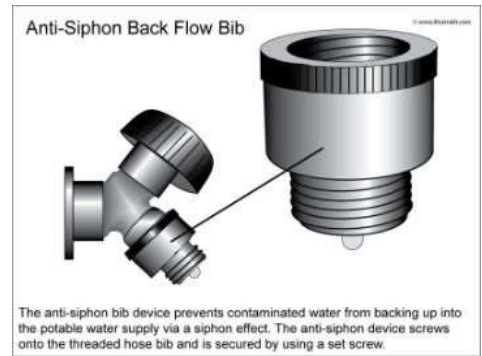
The 1st floor water temperature was measured at 113 degrees. The 2nd floor water temperature was measured at 127 degrees . This is scalding. We recommend reducing the temperature at the 2nd floor water heater to maximum 120 degrees.



Static Water Pressure



Around house: Missing back flow preventer



Back flow preventer



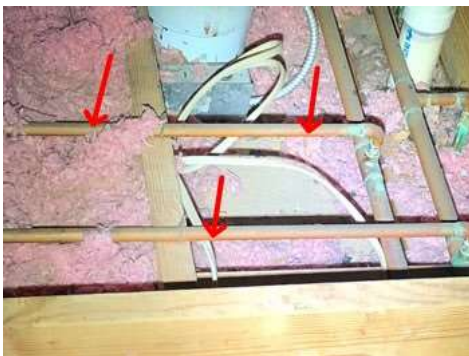
Kitchen cabinet Left: Main Water Shutoff Valve



1st floor: Hot water temperature



2nd floor: Hot water temperature: Scalding



Attic: uninsulated plumbing supply lines



Bathroom 2 : inoperable stopper



Bathrooms: cracked grout

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

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

NOTE: We recommend all maintenance/repairs to the plumbing draining system be performed by a licensed, professional, competent and qualified plumber.

The main cleanout was located on the rear.

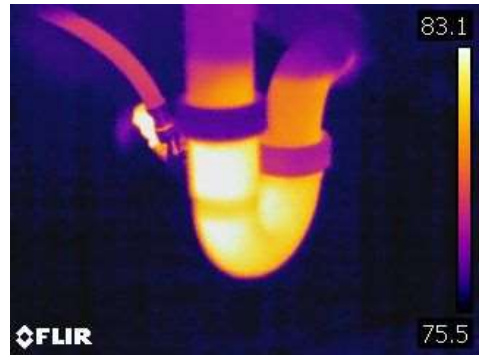
There was an unapproved, flexible, corrugated drainpipe that will contribute to blockages at a bathroom sink(s). We recommend this be replaced with the proper drain material. We observed this in bathroom 2 tub overflow.



FYI: Main Cleanout located on the rear



Bathroom 2: corrugated piping tub overflow drain



FYI: Thermal image of hot water at drain

C. Water Heating Equipment

Energy Source: Water heaters were gas powered, located in the attic
 Capacity: Units were 40 gallons
 Comments:

NOTE: We recommend all maintenance/repairs to the water heating equipment be performed by a licensed, professional, competent and qualified plumber.

GENERAL CONDITION

Water heaters have a typical life expectancy of 7 to 12 years. The water heaters were 17 years old. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.

FUEL SUPPLY

The gas supply pipe contained no drip leg. A drip leg is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a drip leg is to prevent particulates or moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down. You may wish to consult with a local licensed, professional, competent and qualified plumber concerning the advisability of installing a drip leg in the gas line.

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

I	NI	NP	D
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PRESSURE RELIEF VALVE

WARNING: REINSPECTION OF T&P RELIEF VALVE: Temperature and Pressure Relief Valves should be reinspected **AT LEAST ONCE EVERY THREE YEARS** by a licensed plumbing contractor or authorized inspection agency, to insure that the product has not been affected by corrosive water conditions and to insure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. Do not attempt to conduct this inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. **FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.**

TPR DISCHARGE PIPE

The **TPR valve** extension was made of an unapproved flexible material. We recommend having this pipe replaced with an appropriate rigid material such as CPVC.

DRIP PAN

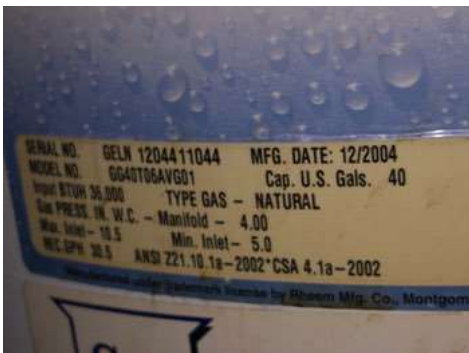
Debris/insulation was noted in the safety pan. We recommend this be cleared to prevent the drain line from clogging.

WATER PIPE CONNECTIONS

Pipe fittings at the water heater were corroded. We recommend having these repaired.

NOTE: We recommend all maintenance/repairs to the water heating equipment be performed by a licensed, professional, competent and qualified plumber.

A significant amount of corrosion was observed at the base of the water heater tank, which could indicate deterioration of the interior components. Due to the age of the unit and degree of corrosion, we recommend having this water replaced. This was observed at unit 1 (left unit).



Unit 1: Model and Serial numbers
REI 7-5 (05/4/2015)



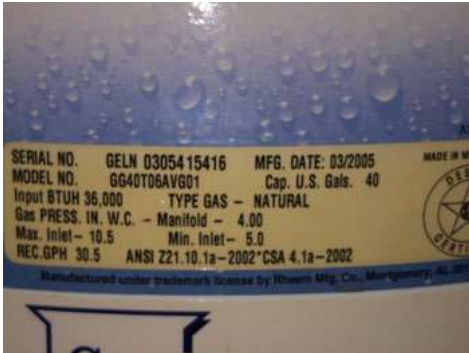
Unit 1 on



FYI: Test TPR Valve yearly

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

I	NI	NP	D
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Unit 2: Model and Serial numbers



Unit 2 on



Both units: Improper material for TPR extension pipe



Both units: debris in safety pan



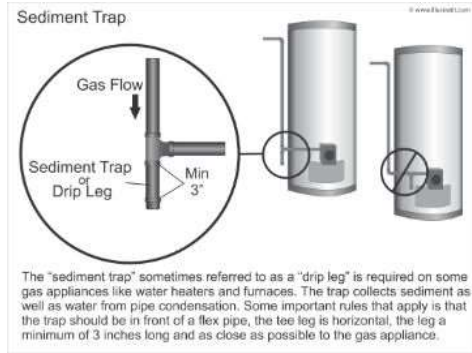
Both units: corroded fittings



Unit 1: corroded tank



Both units: missing drip leg



Drip leg installation

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:
Comments:

MAIN LINE SEWER INSPECTION

The point of entry for the main sewer line inspection was made at the main sewer line cleanout.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The sewer line appeared to have been made of **PVC**.

Standing water was observed in the line. We recommend having the line pressure jetted by a licensed plumber and re-inspected.



Point of entry: main cleanout



Standing water



General view



Connection



Standing water



Public connection: end of scope

V. APPLIANCES

X			
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A. Dishwashers

Comments:

The dishwasher was operated through a normal cycle and was functioning as intended at the time of the inspection. The spray arms rotated and the water drained.

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

I	NI	NP	D
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Model and Serial numbers

B. Food Waste Disposers

Comments:

The garbage disposer was functioning as designed under its normal operating mode, at the time of the inspection.



Model and Serial numbers

C. Range Hood and Exhaust Systems

Comments:

The range exhaust vent was functioning as designed under its normal operating mode, at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Comments:

RANGE

The oven was turned on bake with the thermostat set on 350 degrees. The unit heated within the acceptable 25 degrees range with a temperature of 365 degrees.

The cooktop functioned as intended under its normal operating mode at the time of inspection.

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

I	NI	NP	D
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The cooktop had no gas shut-off valve. This condition is a potential hazard and should be corrected by a qualified contractor.



Oven temperature when set on bake at 350 degrees



All burners on high

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

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

The bathroom exhaust vent terminated in the soffit at the roof eaves. This condition is improper and could introduce excessive amounts of moisture to the attic space. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the home exterior. We recommend correction by a qualified contractor.

The bathroom fans functioned as intended under their normal operating mode.



Terminated at soffit

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

Door Type:
Comments:

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

I	NI	NP	D
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FUNCTION

The garage door opener for the double door was functioning as designed under its normal operating mode at the time of the inspection.

The garage door on the right had no automatic opener at the time of the inspection.

AUTOMATIC REVERSE

The photo sensor was installed at a height greater than 6 inches. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors at 6 inches. We recommend correction by a qualified contractor.

The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. We recommend repair/improvement.

DOOR SPRINGS

No safety cables were installed at the garage extension spring(s). This is a potential safety concern. If the spring breaks due to high tension when the door is down or operating, it may cause injury. We recommend having safety cable(s) run through the center(s) of the spring(s) and secured to the bracket(s) at each end.



Photo eye sensor more than 6" off ground

X			X
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H. Dryer Exhaust Systems

Comments:

GENERAL CONDITION

The dryer vent exterior outlet had a screen which could lead excessive lint build-up. This in turn could lead to clogging of the dryer vent and overheating of the dryer, which are potential fire hazards. Screens at dryer vent terminations are no longer allowed in new construction for safety reasons. We recommend that the screen be removed and a backdraft damper installed. A backdraft damper is a

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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freely-swinging flap installed at the dryer vent termination which prevents air from flowing back toward the dryer and prevents pest entry.

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I. Other

Observations:

WHOLEHOUSE GENERATOR

The house was equipped with a emergency whole house generator system. The inspection of such system went beyond the scope of this inspection and our knowledge. We recommend you consult with a certified technician.



Garage rear: whole house generator

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

NOTE: We recommend all repairs/improvements/replacements to the sprinkler system be performed by a professional, competent and qualified contractor/landscaping specialist.

GENERAL COMMENT

The house was equipped with a sprinkler system which had a total of 5 zones.

EQUIPMENT

The controls to the sprinkler system was located in the garage.
 The backflow preventer was located on the garage.
 The rain sensor was located on the right wall.

ZONES

The sprinkler system did not appear to be responding to the controls. After

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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multiple attempts to get the system to operate in the manual mode, we were unable to successfully test the sprinkler system. We recommend having this further evaluated and repaired as needed.



Garage: controls to sprinkler system



5 zone system



Garage right: rain sensor



Right: Backflow preventer

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:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	<p>In our opinion the foundation was not performing as intended by design. We recommend you retain a Professional Foundation Specialist for a second opinion concerning the performance of the foundation. The Professional you retain should have the specialized training to perform an engineering evaluation of the performance of the foundation. They can provide you with; 1) a second opinion concerning foundation performance, 2) an opinion as to whether foundation repair/adjustments is structurally necessary and 3) options in addition to foundation repair and adjustments that the engineer deems applicable to this house.</p> <p>Evidence found supporting the inspectors opinions includes:</p> <ul style="list-style-type: none"> - A level differential of approximately 1.8 inches between the dining room and bathroom 1 closet. - A step crack in the right front corner outside the bathroom 1 closet - A crack in the foundation slab on the right side of the house outside bathroom 1
Page 13 Item: E	Walls (Interior and Exterior)	Moisture staining was noted and the area was confirmed with a moisture meter and infrared thermal Imager to have elevated moisture. We recommend repairs to the problem water source prior to repairs to the interior finish. This was observed in the garage.
Page 17 Item: H	Windows	A window was inoperative. We recommend having this repaired/improved to allow proper use as intended and an egress. Observed in Bedroom 3 and Bedroom 4.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 25 Item: B	Cooling Equipment	The temperature drop measured at the supply and return registers was lower than considered normal. This usually indicates that servicing is needed. A licensed, professional, competent and qualified HVAC technician should be consulted to further evaluate this condition and the remedies available for correction.
PLUMBING SYSTEM		
Page 28 Item: A	Plumbing Supply, Distribution System and Fixtures	The 1st floor water temperature was measured at 113 degrees. The 2nd floor water temperature was measured at 127 degrees . This is scalding. We recommend reducing the temperature at the 2nd floor water heater to maximum 120 degrees.
Page 30 Item: C	Water Heating Equipment	A significant amount of corrosion was observed at the base of the water heater tank, which could indicate deterioration of the interior components. Due to the age of the unit and degree of corrosion, we recommend having this water replaced. This was observed at unit 1 (left unit).