

clientcare@1stRateInspections.com

Property Inspection Report



12618 Campsite Trail, Cypress, TX 77429
Inspection prepared for: Liesl Demaria
Real Estate Agent: Laura LoGiudice - Next Home Realty Center

Date of Inspection: 3/29/2018 Time: 8:30 AM
Age of Home: 1975 Size: 2780
Order ID: 8843

Inspector: Chris Terrase
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1strateinspections.com

PROPERTY INSPECTION REPORT

Prepared For: Liesl Demaria
(Name of Client)

Concerning: 12618 Campsite Trail, Cypress TX, 77429
(Address or Other Identification of Inspected Property)

By: Chris Terrase, License #21538 3/29/2018
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have,

throughout the entire closing process.

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

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age or older have a limited life and could fail at any time. If there are concerns about appliances we recommend that you have them checked by a specialist for condition and possible life expectancy of the appliance.

Exterior Notes: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected. These should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed.

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that most roofs are walked by inspector. However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Interior Notes: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected.

Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity,

window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector may not move personal items. Note that cosmetic settlement cracks may not be noted in the report.

Electrical Notes: Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

Heating & Air Conditioning Notes: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Plumbing Notes: Bathrooms can consist of many features from hydro therapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40 gallon water heater may not supply enough hot water to larger tubs. Ice maker lines are not tested.

Optional Devices Notes: Sprinkler controls tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested.

Pool checked in manual mode only. Pools shell is a visual inspection only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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

- -Slab Foundation
- -There are no significant settlement cracks or movement noted at this time.

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading & Drainage
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Comments:

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

B.2. -The yard is ponding, although this may not cause foundation issues if not against the slab you may want to add drainage or adjust the grading to help remove excess water. Mainly at - right rear



-The yard is ponding, although this may not cause foundation issues if not against the slab you may want to add drainage or adjust the grading to help remove excess water. Mainly at - right rear

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

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

Viewed From:

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

Comments:

C.1. -Signs of previous repairs were noted on the roof. Indications are that they are working as intended at time of inspection.

C.2. -Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.

C.3. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

C.4. -Damage was noted to the lead roof jack flashings. This is a common occurrence due to squirrels getting on roof, recommend a roofing specialist check all lead roof jacks for repair or replacement as needed depending on the extent of damage and check entire roof for other issues that may be of concern. (Squirrel resistant roof jacks are now available through many roof companies)

C.5. -All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.

C.6. -Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof.

C.7. -Nails are noted backing out through the shingles, recommend repairs to help prevent shingles lifting during high wind conditions. Mainly at - front slope, garage, Left slope, rear slope

C.8. -Splash blocks or downspout extensions should be installed to direct water away from foundation.

C.9. -The downspout is missing the 90 degree elbow to direct water away from foundation. Mainly at - rear

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-Nails are noted backing out through the shingles, recommend repairs to help prevent shingles lifting during high wind conditions. Mainly at - front slope

-Nails are noted backing out through the shingles, recommend repairs to help prevent shingles lifting during high wind conditions. Mainly at - garage



-Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

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

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-Nails are noted backing out through the shingles, recommend repairs to help prevent shingles lifting during high wind conditions. Mainly at - Left slope

-Signs of previous repairs were noted on the roof. Indications are that they are working as intended at time of inspection.



Overview of roof



Overview of roof

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Overview of roof



Overview of roof



-The downspout is missing the 90 degree elbow to direct water away from foundation. Mainly at - rear

-Splash blocks or downspout extensions should be installed to direct water away from foundation.

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D. Roof Structure and Attic

Viewed From:

- The inspector had limited access to the attic. Because of limited clearances and/or the potential for damage, our visual inspection of the attic was performed from the reasonably accessible areas only.

- Type of roof system conventional.

- Type of attic ventilation is ridge vents, eave vents, wind turbines .

Approximate Average Depth of Insulation:

- The ceiling insulation is fiberglass batts.

- Ceiling insulation is approximately 4-6 inches in depth.

- No vertical insulation in the attic.

Comments:

D.1. -Weather stripping should be installed around the edge of the door on the attic stairway to help prevent loss of conditioned air to attic.

D.2. -The insulation depth is less than recommended in some or all areas of the attic, recommend upgrading to todays standards of at least R30. Mainly at - attic

E. Walls (Interior and Exterior)

Wall Materials:

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

Comments:

E.1. -Seal all vents at wall connection to help prevent water penetration into walls.



-Seal all vents at wall connection to help prevent water penetration into walls.

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

F.1. -Previous repairs were noted in the ceiling. Mainly at - living room

F.2. -Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to prevent further deterioration. Mainly at - Driveway



-Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to prevent further deterioration. Mainly at - Driveway

-Previous repairs were noted in the ceiling. Mainly at - living room

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

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

G.2. -The ball catch needs adjustment on the door. Mainly at - front right bedroom closet

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H. Windows

Window Types:

- Windows in the home are single pane. The new codes require double pane windows for proper energy efficiency.

Comments:

- H.1. -Screens were missing on the home. Mainly at - right side (1)
- H.2. -Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - front right
- H.3. -Window screens are bent or damaged on the home. Mainly at - front right



-Window screens are bent or damaged on the home. Mainly at - front right



-Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - front right

I. Stairways (Interior and Exterior)

Comments:

- I.1. -Rail not extended to wall at the ends. This is a safety concern as clothes or other objects can get caught in this area causing someone to trip and fall.
- I.2. -The baluster spacing of the stairs and or balcony is greater than the currently recommended four inches. This is a safety hazard as children or pets can get caught between or slip through the balusters. This may have been to code during construction, but may want to upgrade for additional safety.

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-Rail not extended to wall at the ends. This is a safety concern as clothes or other objects can get caught in this area causing someone to trip and fall.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplace and Chimney
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Locations:

- - Fireplace is located in the living room.

Types:

- -Fireplace is mason built.

Comments:

J.1. -The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing.

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

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

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

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

Materials, Amp Rating & Brand:

- -Main Panel copper wiring 200 Amp GE
- -Sub Panel copper wiring 60 Amp Siemens

Comments:

A.1. -Panel cover is missing one or more screws.

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

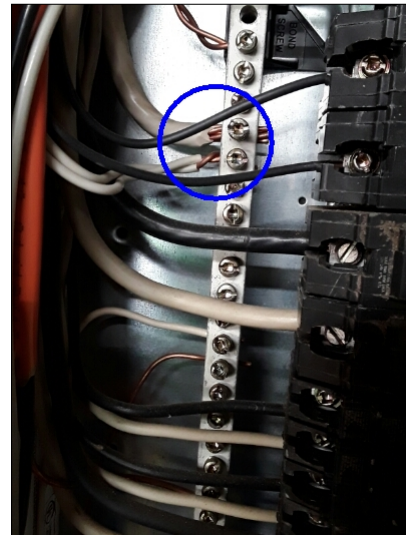
A.3. -Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

A.4. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

A.5. Unable to verify grounding/ground rod clamp due to being buried.



Overview of main electrical panel



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

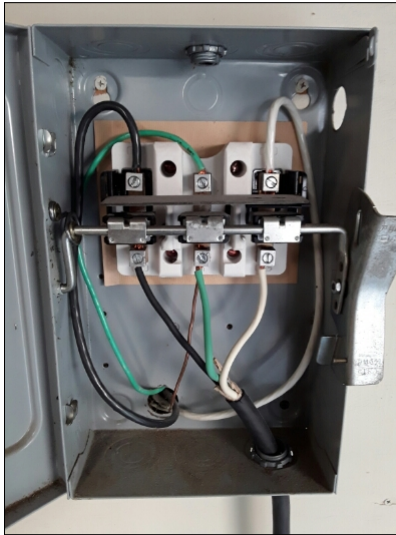
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Overview of sub panel

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- -Branch circuits are copper wiring.
- -GFCI's locations - garage, kitchen, all bathrooms
- -Smoke detectors are tested with test button only.

Comments:

B.1. -Combination GFCI/Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas as is required at this time. It is now recommended that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office and we will get you in touch with your inspector.

B.2. -Electrical receptacle(s) are registering an open ground. Mainly at - garage, master bathroom, front left bedroom, front right bedroom (marked with a green dot)

B.3. -Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture my be on motion or photo cells and are not tested during the inspection. Mainly at - kitchen

B.4. -Not all of the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected. Mainly at - master bathroom

B.5. -There is no GFCI (Ground Fault Circuit Interrupter) protected receptacles on the kitchen island.

B.6. -Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.

B.7. -The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
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Type of Systems:

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

Energy Sources:

- -Heating unit(s) is natural gas.
- -Automatic Igniter(s) were noted.

Comments:

A.1. -Both of the gas furnaces are not properly vented, the furnace should be vented with double wall vent pipe through the roof with a rain collar installed above the roof jack sealed and terminated with a type B vent cap.

A.2. -There is an unapproved gas valve installed at the furnace unit.

A.3. -There is no drip leg or sediment trap for gas lines on both furnaces. These helps prevent trash from clogging jets.



-There is no drip leg or sediment trap for gas lines on both furnaces. These helps prevent trash from clogging jets.

-There is an unapproved gas valve installed at the furnace unit.

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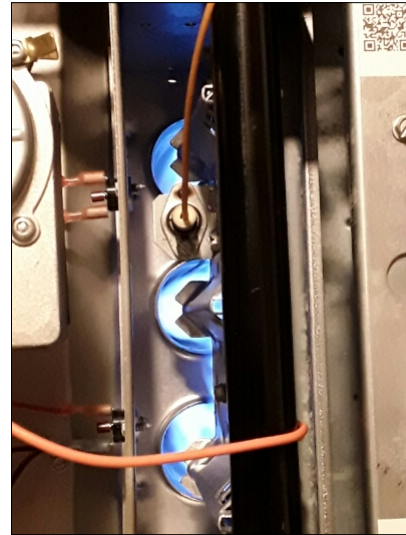
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-Both of the gas furnaces are not properly vented, the furnace should be vented with double wall vent pipe through the roof with a rain collar installed above the roof jack sealed and terminated with a type B vent cap.



Overview of furnace burner compartment.



Overview of furnace burner compartment.

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

- -Central Forced Air
- -A/C unit #1 High/Low differential should fall between 16 an 21 degrees at the unit for proper cooling. The differential for this unit is 21 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.
- -A/C unit #2 High/Low differential should fall between 16 an 21 degrees at the unit for proper cooling. The differential for this unit is 0 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.
- -A/C compressor(s) is electric.

Comments:

B.1. -The upstairs A/C unit is not operating properly, evident by a low temperature differential of 0 degrees. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.

B.2. -The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.

B.3. -Both of the evaporators are missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

I=Inspected

NI=Not Inspected

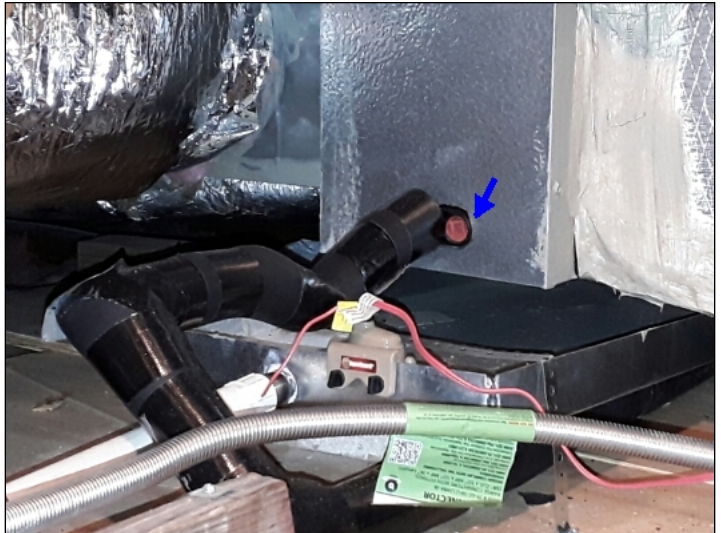
NP=Not Present

D=Deficient

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



-Both of the evaporators are missing the secondary drain line to the exterior or to the pan in case main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

C. Duct system, Chases, and Vents

Comments:

C.1. -Filter type is disposable.

C.2. -Registers are showing signs of growth, recommend cleaning vents and ducts as needed.



-Registers are showing signs of growth, recommend cleaning vents and ducts as needed.

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

I	NI	NP	D
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IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter:

- -The water meter is located at the left curb.
- -Unable to check water meter for movement to check for possible leaks due to cloudy water in the valve box.
- -The gas meter is located at - rear

Location of Main Water Supply Valve:

- -Water supply lines are made of galvanized. Galvanized piping may need future repair or replacement.
- -The main water shutoff is located on the left exterior wall of home.
- -Static Water Pressure Reading:56

Comments:

A.1. -Appliances are connected therefore the laundry supply valves and drain may not have been tested, unable to verify drain. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to access.

A.2. -The house is plumbed with the majority of the original galvanized pipe. Galvanized pipes may need future repair or replacement.

A.3. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.4. -All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.

A.5. -Recommend re-sealing the tub to help prevent water penetration to underlying materials. Mainly at - upstairs right rear bathroom

A.6. -Recommend painting all exposed plastic pipe to prevent premature deterioration from UV rays.

A.7. -There are uninsulated water supply lines routed through the attic. Recommend these lines be properly insulated to help prevent damage to the pipes in freezing weather.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-Recommend painting all exposed plastic pipe to prevent premature deterioration from UV rays.



-All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.



-Recommend re-sealing the tub to help prevent water penetration to underlying materials. Mainly at - upstairs right rear bathroom

X			X
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B. Drains, Wastes, and Vents

Comments:

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

B.2. -Overflows are not tested.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- -Unit #1 water heater is gas.

Capacity:

- -The water heater #1 is Tankless w/unlimited capacity.
- -Water heater(s) is/are located in the laundry room for the entire home.

Comments:



Overview of water heater(s)

D. Hydro-Massage Therapy Equipment

Comments:

D.1. -The Hydro Therapy Tub did not have access for the underside of the tub with out removing tile or skirt incase work needs to be done to motor, faucet or drains. Caulk or grout repairs may need to be made in order to access.

D.2. -Unable to verify bonding due to cover being absent or inaccessibility of the motor area under the tub.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The hydro therapy tub is operating as intended.

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

Comments:

E.1. -There is a water softener installed on the property. Water softeners are not part of a normal home inspection, therefore we recommend a full evaluation of the water softener system by a licensed plumber.



-There is a water softener installed on the property. Water softeners are not part of a normal home inspection, therefore we recommend a full evaluation of the water softener system by a licensed plumber.

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

A.1. -Dishwasher drain line missing high loop or **air gap** in drain line. This helps prevent water from siphoning back into dishwasher from disposal or drain line.

B. Food Waste Disposers

Comments:

B.1. -Disposal was hard wired, has no disconnect. Disposal should have a cord and plug connection.

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

D.1. -Oven is electric.

D.2. -Cook top is electric

D.3. -Oven Thermostat to Temperature Reading: 350F / 345-350F

D.4. -The oven is operating as intended.

D.5. -The cooktop is operating as intended.

E. Microwave Ovens

Comments:

E.1. -A countertop microwave was being used in the home. Countertop microwaves are not inspected as they normally do not go with the home.

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

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. -Bath and/or laundry exhaust fans operated as intended.

F.2. -Although a bath exhaust fan is not required with an operable window it is recommended that one be added to help remove moisture from this area since most people do not open windows to remove moisture in this day and time.
Mainly at - upstairs bathroom

G. Garage Door Operators

Comments:

G.1. -The electric garage door opener did not properly reverse when the manual safety reverse was block tested.

H. Dryer Exhaust Systems

Comments:

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

I. Other

Comments:

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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

A.1. -Location of back flow preventer. Location - left side

A.2. -Location of rain/freeze sensor. Location - garage right

A.3. -Zone 1 - Rotary heads for front right grass .

A.4. -Zone 2 - Spray heads for front left beds and left side beds .

A.5. -Zone 3 - Spray and rotary heads for front yard center area and right side of driveway.

A.6. -Zone 4 - Spray heads for front right beds .

A.7. -Recommend a sprinkler specialist for further evaluation/repairs and check for other repairs that may be needed at that time.

A.8. -The sprinklers heads for this zone are not operating or not visible. Zone - 5 through 9

A.9. -Some areas do not appear to be covered by the system or are not responding to the control. Mainly at - back yard, left of driveway, right side

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

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

Comments:

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

Type of Storage Equipment:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:
Location of Drain Field:
Comments:

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

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

Summary Notes: The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed or trained professional. I recommend obtaining a copy of all receipts for work completed, warranties and permits for work done.

Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age or older have a limited life and could fail at any time. If there are concerns about appliances we recommend that you have them checked by a specialist for condition and possible life expectancy of the appliance.

STRUCTURAL SYSTEMS		
Page 5 Item: B	Grading & Drainage	<p>B.1. -There is not the proper 6" drop within 10' of the slab around the structure. This may cause water to sit against the slab and can cause foundation issues if not corrected. Recommend resloping or adding drainage to help remove water from slab. Mainly at - rear</p> <p>B.2. -The yard is ponding, although this may not cause foundation issues if not against the slab you may want to add drainage or adjust the grading to help remove excess water. Mainly at - right rear</p>
Page 6 Item: C	Roof Covering Materials	<p>C.2. -Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.</p> <p>C.3. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.</p> <p>C.4. -Damage was noted to the lead roof jack flashings. This is a common occurrence due to squirrels getting on roof, recommend a roofing specialist check all lead roof jacks for repair or replacement as needed depending on the extent of damage and check entire roof for other issues that may be of concern. (Squirrel resistant roof jacks are now available through many roof companies)</p> <p>C.5. -All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.</p> <p>C.6. -Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof.</p> <p>C.7. -Nails are noted backing out through the shingles, recommend repairs to help prevent shingles lifting during high wind conditions. Mainly at - front slope, garage, Left slope, rear slope</p> <p>C.8. -Splash blocks or downspout extensions should be installed to direct water away from foundation.</p> <p>C.9. -The downspout is missing the 90 degree elbow to direct water away from foundation. Mainly at - rear</p>

Page 10 Item: D	Roof Structure and Attic	<p>D.1. -Weather stripping should be installed around the edge of the door on the attic stairway to help prevent loss of conditioned air to attic.</p> <p>D.2. -The insulation depth is less than recommended in some or all areas of the attic, recommend upgrading to today's standards of at least R30. Mainly at - attic</p>
Page 10 Item: E	Walls (Interior and Exterior)	E.1. -Seal all vents at wall connection to help prevent water penetration into walls.
Page 11 Item: F	Ceilings and Floors	<p>F.1. -Previous repairs were noted in the ceiling. Mainly at - living room</p> <p>F.2. -Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to prevent further deterioration. Mainly at - Driveway</p>
Page 11 Item: G	Doors (Interior and Exterior)	<p>G.1. -Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.</p> <p>G.2. -The ball catch needs adjustment on the door. Mainly at - front right bedroom closet</p>
Page 12 Item: H	Windows	<p>H.1. -Screens were missing on the home. Mainly at - right side (1)</p> <p>H.2. -Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - front right</p> <p>H.3. -Window screens are bent or damaged on the home. Mainly at - front right</p>
Page 12 Item: I	Stairways (Interior and Exterior)	<p>I.1. -Rail not extended to wall at the ends. This is a safety concern as clothes or other objects can get caught in this area causing someone to trip and fall.</p> <p>I.2. -The baluster spacing of the stairs and or balcony is greater than the currently recommended four inches. This is a safety hazard as children or pets can get caught between or slip through the balusters. This may have been to code during construction, but may want to upgrade for additional safety.</p>
Page 13 Item: J	Fireplace and Chimney	J.1. -The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing.

ELECTRICAL SYSTEMS

<p>Page 14 Item: A</p>	<p>Service Entrance and Panels</p>	<p>A.1. -Panel cover is missing one or more screws.</p> <p>A.2. -There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.</p> <p>A.3. -Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.</p> <p>A.4. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.</p> <p>A.5. Unable to verify grounding/ground rod clamp due to being buried.</p>
<p>Page 16 Item: B</p>	<p>Branch Circuits, Connected Devices, and Fixtures</p>	<p>B.1. -Combination GFCI/Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas as is required at this time. It is now recommended that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office and we will get you in touch with your inspector.</p> <p>B.2. -Electrical receptacle(s) are registering an open ground. Mainly at - garage, master bathroom, front left bedroom, front right bedroom (marked with a green dot)</p> <p>B.3. -Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture my be on motion or photo cells and are not tested during the inspection. Mainly at - kitchen</p> <p>B.4. -Not all of the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected. Mainly at - master bathroom</p> <p>B.5. -There is no GFCI (Ground Fault Circuit Interrupter) protected receptacles on the kitchen island.</p> <p>B.6. -Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.</p> <p>B.7. -The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor.</p>

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 17 Item: A	Heating Equipment	<p>A.1. -Both of the gas furnaces are not properly vented, the furnace should be vented with double wall vent pipe through the roof with a rain collar installed above the roof jack sealed and terminated with a type B vent cap.</p> <p>A.2. -There is an unapproved gas valve installed at the furnace unit.</p> <p>A.3. -There is no drip leg or sediment trap for gas lines on both furnaces. These helps prevent trash from clogging jets.</p>
Page 19 Item: B	Cooling Equipment	<p>B.1. -The upstairs A/C unit is not operating properly, evident by a low temperature differential of 0 degrees. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.</p> <p>B.2. -The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.</p> <p>B.3. -Both of the evaporators are missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.</p>
Page 20 Item: C	Duct system, Chases, and Vents	<p>C.2. -Registers are showing signs of growth, recommend cleaning vents and ducts as needed.</p>

PLUMBING SYSTEM

Page 21 Item: A	Water Supply System and Fixtures	<p>A.2. -The house is plumbed with the majority of the original galvanized pipe. Galvanized pipes may need future repair or replacement.</p> <p>A.3. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.</p> <p>A.4. -All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.</p> <p>A.5. -Recommend re-sealing the tub to help prevent water penetration to underlying materials. Mainly at - upstairs right rear bathroom</p> <p>A.6. -Recommend painting all exposed plastic pipe to prevent premature deterioration from UV rays.</p> <p>A.7. -There are uninsulated water supply lines routed through the attic. Recommend these lines be properly insulated to help prevent damage to the pipes in freezing weather.</p>
Page 23 Item: B	Drains, Wastes, and Vents	<p>B.3. -The sink drain stopper is not sealing/functioning. Mainly at - upstairs bathroom left sink</p>

APPLIANCES

Page 25 Item: A	Dishwashers	A.1. -Dishwasher drain line missing high loop or air gap in drain line. This helps prevent water from siphoning back into dishwasher from disposal or drain line.
Page 25 Item: B	Food Waste Disposers	B.1. -Disposal was hard wired, has no disconnect. Disposal should have a cord and plug connection.
Page 26 Item: G	Garage Door Operators	G.1. -The electric garage door opener did not properly reverse when the manual safety reverse was block tested.
OPTIONAL SYSTEMS		
Page 27 Item: A	Landscape Irrigation (Sprinkler) Systems	<p>A.7. -Recommend a sprinkler specialist for further evaluation/repairs and check for other repairs that may be needed at that time.</p> <p>A.8. -The sprinklers heads for this zone are not operating or not visible. Zone - 5 through 9</p> <p>A.9. -Some areas do not appear to be covered by the system or are not responding to the control. Mainly at - back yard, left of driveway, right side</p>