

True Grit Home Inspection

Property Inspection Report



Inspector: Brandon Courmier

TREC#22460, TDLR#MAC1497, TDA#0789621
TOMBALL, TX 77375
Phone: 832.422.8440

Email: brandon@truegrithomeinspection.com
www.TRUEGRITHOMEINSPECTION.com
20523 Shadow Mill Ct, Katy, TX 77450
Inspection prepared for: Miguel Duarte B.
Real Estate Agent: Andreina Garcia -

Date of Inspection: 5/7/2021 Time: 11:00 AM

Age of Home: 1997 Size: 3087

Weather: 83f Clear

050721BC1

Home only



PROPERTY INSPECTION REPORT

Prepared For:	<u>Miguel Duarte B.</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>20523 Shadow Mill Ct, Katy TX, 77450</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Brandon Courmier, TREC#22460, TDLR#MAC1497, TDA#0789621</u>	<u>5/7/2021</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

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

TRUE GRIT HOME INSPECTION, PLLC. SERVICE AGREEMENT
THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT

BETWEEN YOU THE CLIENT AND TRUE GRIT HOME INSPECTION, PLLC. , ITS SUBSIDIARIES, AND ALL

SUBCONTRACTORS SCHEDULED OR ARRANGED THROUGH US
PLEASE READ CAREFULLY

1. **SCOPE OF THE INSPECTION:** The inspector will perform a general, non-invasive limited visual ("eyeball") inspection of the property structure at the address listed below to provide Client(s) with a written opinion as to the apparent general condition of the structure(s) components and systems at the time of the inspection. The inspection will be performed in a manner consistent with the "Standard of Practice" and "Code of Ethics" of "TREC" Texas Real Estate Commission and prepare a written report of the apparent condition of the readily accessible systems and components of the Property unless otherwise indicated existing at the time of the inspection. A copy of these Standards are readily available to the Client(s) at

http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp Only systems and components that can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector will be inspected. Latent and concealed defects and deficiencies are excluded from the inspection, and Inspector is not liable for latent and concealed defects and deficiencies. Any area which is not exposed to view, concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or other things, or areas/items which have been excluded by "TREC" Texas Real Estate Commission standards and/or by the agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. In the event that the property is a part of a condominium unit, such inspection will not include any other connected or external portions of a multi-unit building or any common areas covered by a joint use agreement or considered common areas.

2. **STANDARDS OF PRACTICE:** The parties agree that the Standards of Practice "TREC" Texas Real Estate Commission shall define the standard of duty and the conditions, limitations, scope, and exclusions of the inspection and are incorporated by reference herein.

3. **CLIENT'S DUTY:** Client agrees to read the entire report when it is received and promptly call the Inspector with any question or concern regarding the inspection or written report. The written report shall be the final exclusive findings of the Inspector. In the event client becomes aware of a reportable condition which was not reported by the Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) before making any repair, alteration, or replacement.

4. **FURTHER EVALUATION:** Client acknowledges and agrees that the Inspector is a generalist and that further investigation of a reported condition by an appropriate certified licensed specialist may provide additional information that may affect a Client(s) decision to purchase the home. Client should seek further evaluation from licensed professionals regarding the deficiencies identified in the written report. Inspector is not liable for Client(s) failure to further investigate reported deficiencies.

5. **CHANGE IN CONDITION(S):** The parties agree and understand that conditions of systems and components may change between the inspection date and the time of closing. It is the Client's responsibility to further investigate before closing and the Inspector is not liable for any changes of conditions.

6. **NOT A WARRANTY:** The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. Client(s) understand that the inspection and inspection report does not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law. **INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE PRESENT OR FUTURE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM, THE PRESENCE OR ABSENCE OF LATENT OR HIDDEN DEFECTS THAT ARE NOT REASONABLY ASCERTAIN IN A COMPETENTLY PERFORMED HOME INSPECTION, OR THE REMAINING USEFUL LIFE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY.**

7. **NOT AN APPRAISAL:** The Inspection will not include an appraisal of the value or a survey of building and/or property lines. This inspection or the inspection report may not be construed as an appraisal or survey and may not be used as such for any purpose.

8. **NOT A COMPLIANCE INSPECTION:** This inspection or inspection report is NOT a code compliance inspection or certification for past or present governmental codes or regulations.

9. **INSURABILITY:** The inspection or inspection report does not determine whether the property is insurable.

10. **THIRD PARTIES AND SUBROGATION:** The inspection and written report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against the Inspector, its employees or agents, arising out of the services performed by the Inspector under this Agreement, or claims alleging in whole or part any negligent act or omission of the Inspector, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees, arising from such a claim.

11. **LIMITATION OF LEGAL ACTION:** The parties agree that any legal action must be brought within one (1) year from the date of the inspection(s), or will be deemed waived and forever banned.

12. **LIABILITY:** The parties agree that True Grit Home Inspection, PLLC. and its employees and its agents assume no liability or responsibility for cost of repairing or replacing any defects specified in the written report, as well as no liability for the costs of further evaluation or investigation of the defects specified in the written report. Further, the parties agree and understand that the Inspector and its employees and its agents assume no liability for the costs of repairing or replacing any of the unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. In the event of a claim by the Client that an installed system, or component of the premises which was inspected by the inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the client. Client agrees that prior to taking any action, legal or otherwise, Client shall: submit a written claim to Inspection Company within 10 days of the deficiency discovery to P.O. Box 2108, Tomball TX 77377. The written claim shall describe the suspected deficiency. Allow the Inspection Company, their agent or legal representative to perform a re-inspection of the deficiencies stated in the claim. Agree to not to disturb or repair the disputed item prior to a re-inspection except in cases where injury or subsequent property damage may occur.

13. **DISPUTES AND ARBITRATION** In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify True Grit Home Inspection, PLLC. within ten (10) days of the time of discovery to give True Grit Home Inspection, PLLC. a reasonable opportunity to re-inspect the property and resolved the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance with (AAA) American Association of Arbitrators and pursuant to the Federal Arbitration Act then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that True Grit Home Inspection, PLLC. and its agents' liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence.

14. **SEVERABILITY:** If any court of competent jurisdiction determines that any section, provision or part of this Agreement is void, unenforceable, or contrary to Texas law, the remaining sections of this Agreement shall remain in full force and effect.

15. **DAMAGES:** If the inspection company or any of its employees, agents, providers, officers, members, or shareholders, are found to be liable for any claim or damage due to the alleged negligence or willful misconduct of the Inspection company performing the home inspection or in the reporting on the condition of the property in the inspection report, **THE MAXIMUM DAMAGE THAT THE CLIENT CAN RECOVER SHALL NOT EXCEED THE COST OF THE INSPECTION FEE PAID BY THE CLIENT.** The Inspection Company shall not be liable to the Client for any loss of use of the property, repair or replacement cost, consequential or punitive damages or for attorneys' fees or court costs. The Inspection Company shall not be liable to the Client for any claims, loss or damage if the Client alters, tampers with or repairs or replaces the condition which is the subject matter of the Client's claim before the Inspection Company has had an opportunity to inspect the alleged defective condition.

16. **CLIENT UNDERSTANDS:** The integrity and moisture content of framing and sheathing behind finished wall coverings (exterior siding, stucco, cement stone coverings, fiber cement siding, drywall, interior bath and shower tile walls, etc) is not visible to inspect and beyond the scope of our services and is excluded within our services and is

excluded within our inspection and inspection report. The lack of proper detailing and flashing may result in water penetration behind siding resulting in water penetration and structural damage which True Grit Home Inspection, PLLC makes no guarantee, warranty, or implied in the inspection or inspection report.

17. EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE: In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services. Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Friday, payable the next Friday

18. RE-INSPECTIONS: True Grit Home Inspection, PLLC does not normally conduct re-inspection services. We are not in the business of certifying the workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs. In the event a re-inspection is performed it is agreed to in advance that True Grit Home Inspection, PLLC does not assume responsibility of any kind for another company's work.

19. LIMITATION AND EXCLUSION CLAUSE: The Client expressly acknowledges and agrees that the following are not included in the scope of the inspection and the inspection report and further acknowledges that the Inspector makes no representations or warranties as to them. **THE FOLLOWING SYSTEMS, ITEMS, AND CONDITIONS WHICH ARE NOT WITHIN THE SCOPE OF THE BUILDING INSPECTION INCLUDE BUT ARE NOT LIMITED TO:** recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts. Cosmetic conditions wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure ,equipment or component, soiled, faded, torn, or dirty floor, wall or window coverings, etc. Noise pollution or air quality. Earthquake hazard, flood plain certification, liquefaction, soil, retaining walls, slide potential, wave action and hydrological stability, soil and earth measurements and stability, seismic safety, code and zoning, engineer level analysis, underground utilities, sink hole potential, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, mildew, fungi, other environmental hazards, pest infestation, security systems, fire protection systems, sump pumps, household appliances, humidifiers, paint, other treatment windows, interior walls, ceilings and floors, water purification systems, (ozone generator/saltwater, etc), underground storage tanks, energy efficiency measurements, motion or photo electric sensor lighting, concealed or private security systems, water wells, all over flow drains, heating system's accessories, solar heating systems, heat exchangers, wood burning stoves, sprinkler systems, water softener or purification systems, central vacuum systems, telephone intercom or cable TV systems, internet connections and cable connections, antennae, lightning arrestors, load controllers, governing codes, permits, ordinances, statues, and covenants, and manufacturer specifications, recalls, EIFS, Chinese drywall and tainted materials, plasterboard, sheet rock, gypsum board, latent and concealed defects, and manufactured stone veneer, culture stone siding, fiber cement siding, flues or chimneys, coal stoves, water leaks, water intrusion, design and architect problems, circuit breaker operation, fireplace drafting, boundaries egress and ingress, quality of materials, private sewage, wattage and wiring, electromagnetic field, non-built in appliances, rodents, ants, birds, or other wood boring organisms, security locks and devices, thermostat and gauges. Client understands that these systems, items, and conditions, are excepted and excluded from this inspection and Inspection report. Any general comments about these systems, items, and conditions of the written report are informal only and **DO NOT REPRESENT AN INSPECTION.**

20. THIRD PARTY SERVICE PROVIDERS: YOUR INSPECTOR MAY HAVE AN AFFILIATION WITH A THIRD PARTY SERVICE PROVIDER ("TPSP") IN ORDER TO OFFER YOU ADDITIONAL VALUE- ADDED SERVICES. BY ENTERING INTO THIS AGREEMENT YOU (A) AUTHORIZE YOUR INSPECTOR TO PROVIDE YOUR CONTACT INFORMATION (INCLUDING TELEPHONE NUMBER) TO THE TPSP, (B) WAIVE AND RELEASE ANY RESTRICTIONS THAT MAY PREVENT THE TPSP FROM CONTACTING YOU (INCLUDING BY TELEPHONE USING AUTOMATED DIALING TECHNOLOGY), AND (C) AUTHORIZE THE TPSP TO CONTACT YOU (INCLUDING BY TELEPHONE) REGARDING SPECIAL HOME ALARM SYSTEM OFFERS.

21. PERSONAL SAFETY: We are not responsible for another participant's personal safety during the

inspection process. Client, their representative's, or others participation shall be at his/her own risk for falls, injuries, property damage, etc. We reserve the right to refuse service to anyone for any reason.

22. This Agreement, including the terms and conditions on all pages, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties.

23. ACKNOWLEDGMENT: the undersigned has reviewed this document, understands its content and agrees to the terms and conditions contained. The client further represents and warrants that he or she has full and complete authority to execute this contract on behalf of any spouse or significant other, and to fully bind any spouse or significant other to all terms, conditions, exclusions and limitations of this agreement. The report adheres to the "TREC" Texas Real Estate Commission Standards which is readily available) at

http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp.

If after walking thru the property with the inspector, if you are in anyway dissatisfied with the services provided by True Grit Home Inspection, PLLC., you are under no obligation to pay the inspection fee, but the inspection report will not be delivered. State "three-day right to cancel" may apply.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

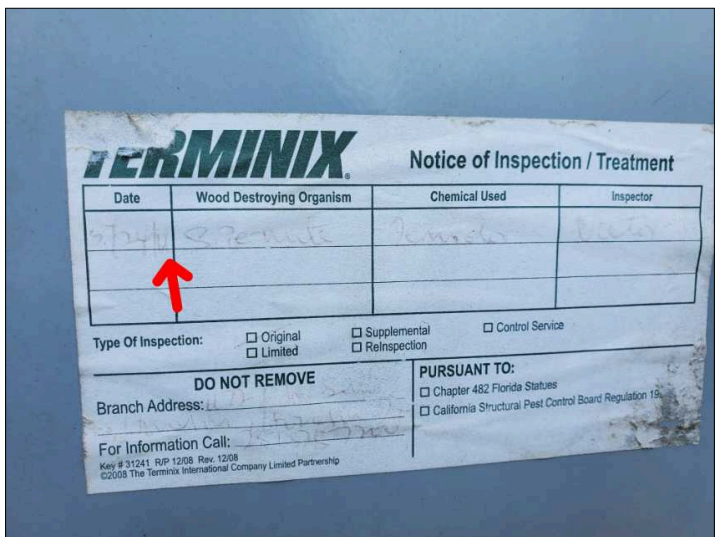
A. Foundations

Type of Foundation(s):

- Slab Foundation

Comments:

- It is my opinion that the foundation is performing as intended, but may still have some minor deficiencies.
- Corner pop noticed. Corner sections of the foundation are not supported as much as rest of foundation. This is not typically an issue, but take notice if cracks begin to form in bricks or mortar above corner pop.
- Driveway / sidewalk is cracked and has some tripping hazards.



Corner pop noticed. Corner sections of the foundation are not supported as much as rest of foundation. This is not typically an issue, but take notice if cracks begin to form in bricks or mortar above corner pop.

Previous termite treatment noted. Year could not be read.

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D=Deficient

I	NI	NP	D
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Driveway / sidewalk is cracked and has some tripping hazards.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Grading and Drainage

Comments:

- French drains present. Appear to be functioning correctly. Keep cleaned out.



French drains present. Appear to be functioning correctly. Keep cleaned out.

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

Type(s) of Roof Covering:

- Composition shingles noted. (25-30 year life estimated)

Viewed From:

- Ground
- Ariel Images

Comments:

- Evidence of previous repair. Multiple shingles present.
- Sealing around flue suggested.

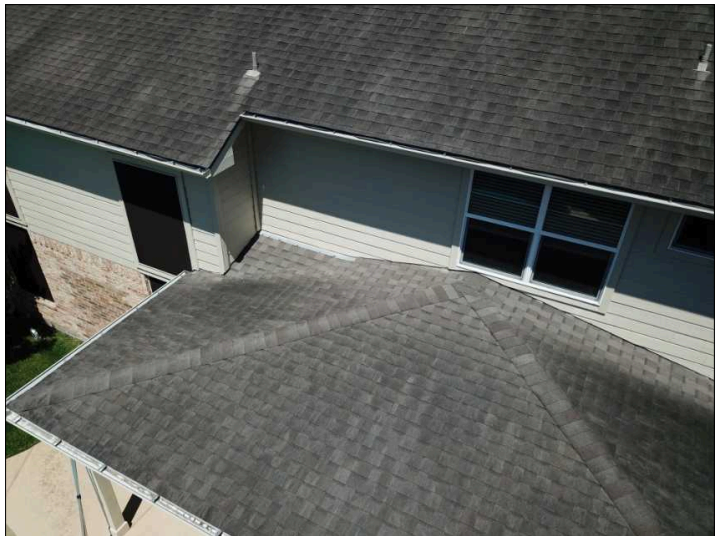
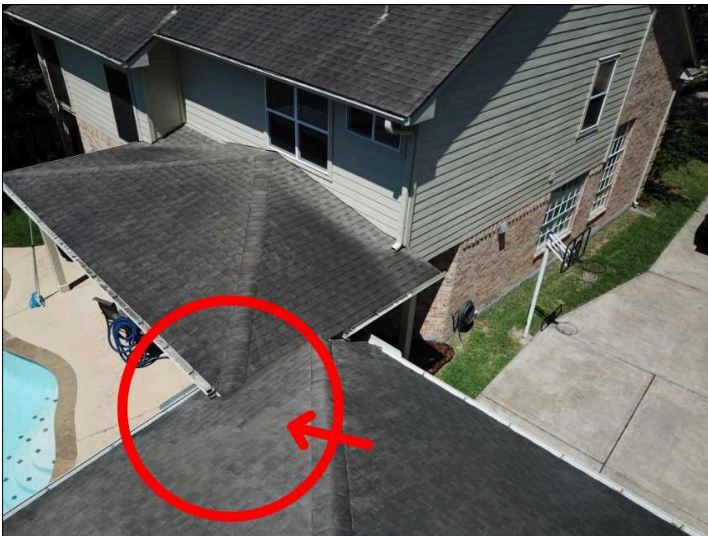
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Evidence of previous repair. Multiple shingles present.

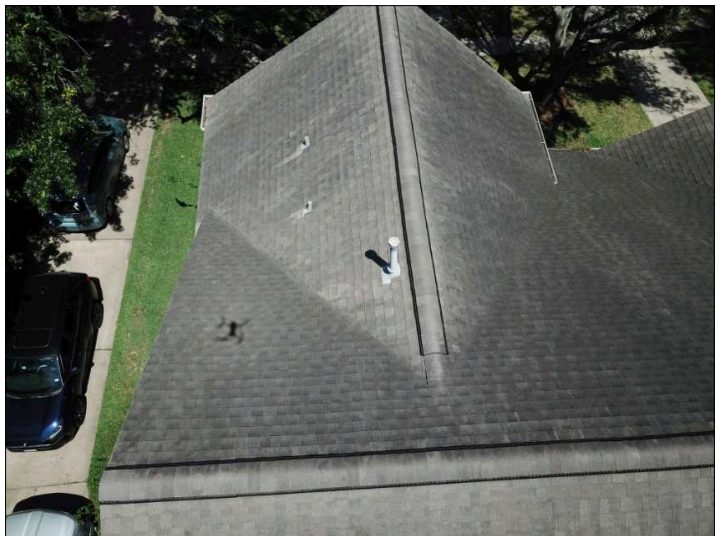
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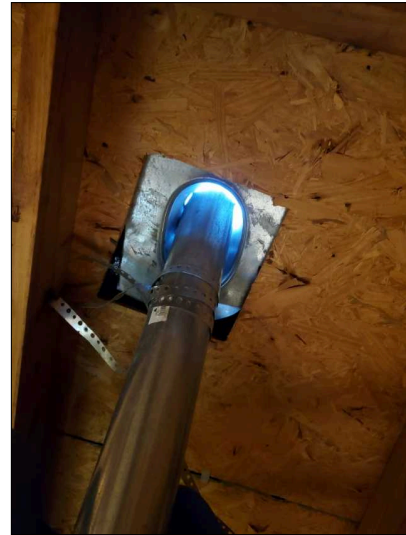
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I	NI	NP	D
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Sealing around flue suggested.



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

Viewed From:

- Ground
- Attic

Approximate Average Depth of Insulation:

- Insulation is 6 inches deep

Comments:

- Insulation type(s): Blown Cellulose, Fiberglass batt
- Missing insulation in several places. Noted Via thermal camera.
- Ladder should be secured with 16d nails where indicated by manufacture, not screws.
- Insulation thickness varies and is of multiple types. Suggest additional insulation to meet R30 requirements for our area.

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I	NI	NP	D
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Pest foam noted.



Missing insulation in several places. Noted Via thermal camera.



Missing insulation in several places. Noted Via thermal camera.



Ladder should be secured with 16d nails where indicated by manufacture, not screws.

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I	NI	NP	D
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Rat and pest traps noted in attic.



Reference Photo

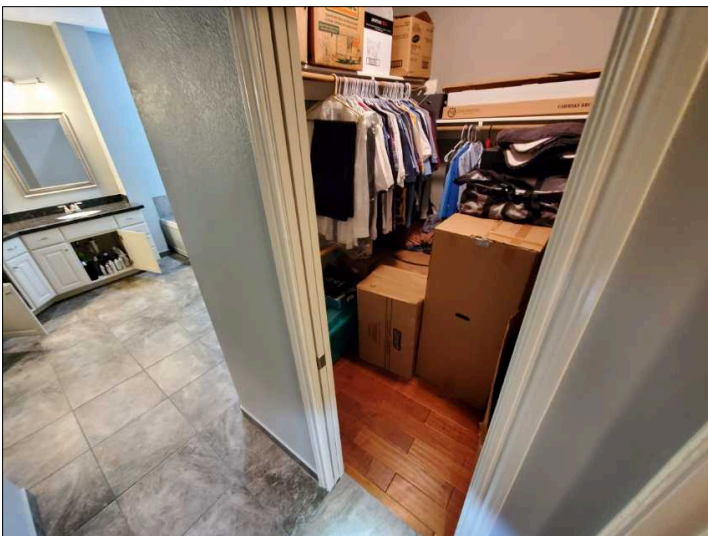
E. Walls (Interior and Exterior)

Wall Materials:

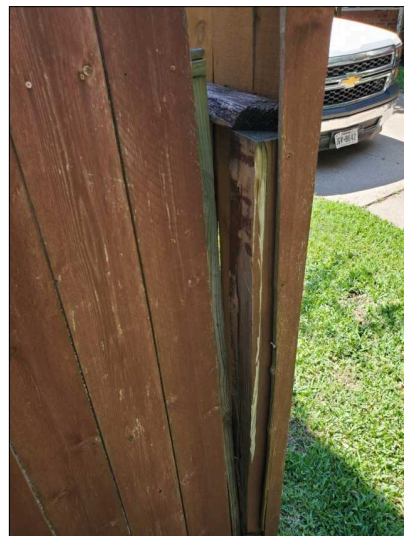
- Exterior walls are made of compressed wood siding.
- Exterior walls are made of brick
- Interior walls are made of Drywall

Comments:

- Exterior cracks in brick mortar noted.
- Limited access to some areas due to personal property.



Limited access to some areas due to personal property.



Damaged fence and gate.

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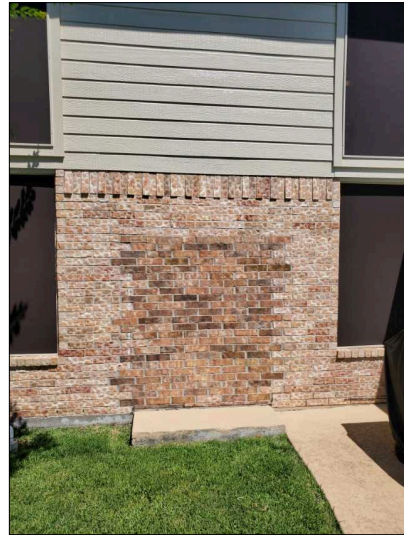
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I	NI	NP	D
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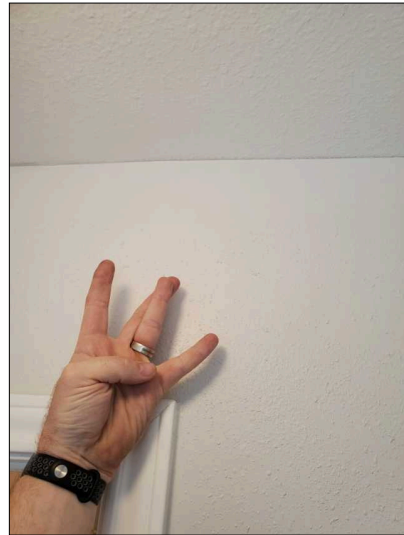
Exterior cracks in brick mortar noted.



Patched wall noted.



Limited access to some areas due to personal property.



Paint over wallpaper in bathroom. Wall paper can hide various moisture problems. None were visible during inspection.

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall
- Floors have carpet on them.
- Floors appear to be wood.
- Floors have tile on them.

Comments:

- Poorly glued down floors in closet.

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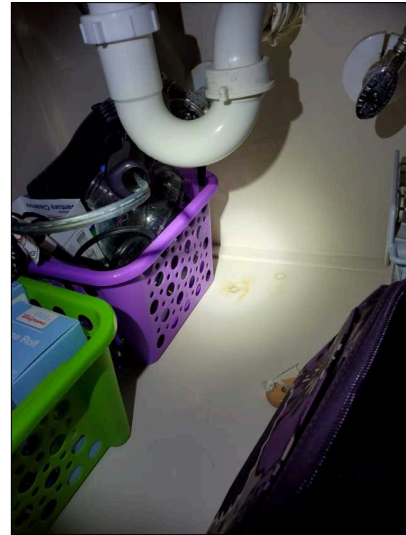
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I	NI	NP	D
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Poorly glued down floors in closet.



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

Comments:

- Missing door stops in a few locations. These help prevent wall damage.
- Doors not latching / shutting.
- Sliding door missing lower guide. Doors may easily come off track.
- Poorly fit door hinges.
- Doors hitting.
- Damaged door seal

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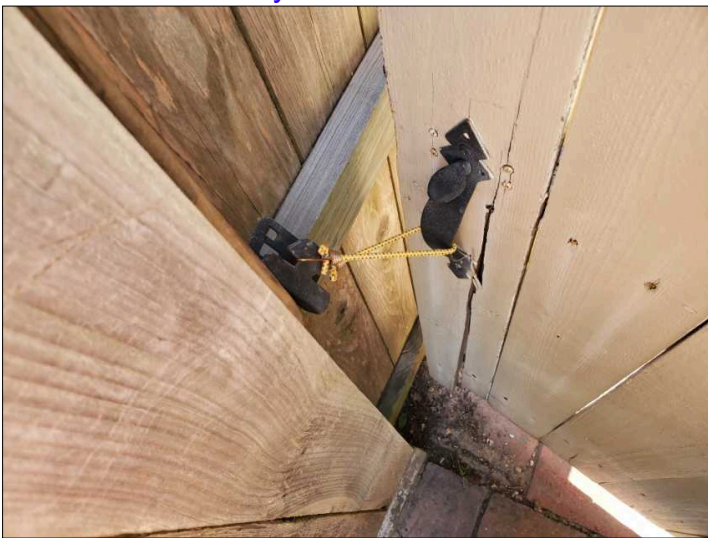
I	NI	NP	D
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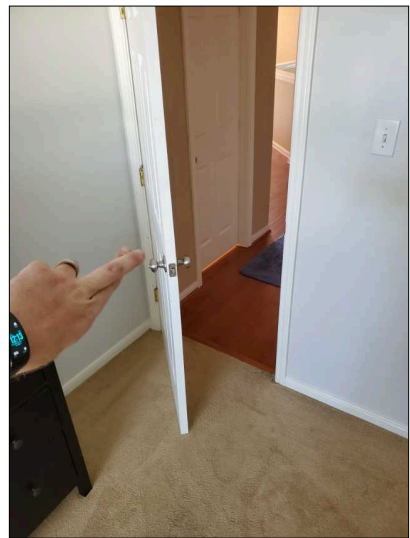
Sliding door missing lower guide. Doors may easily come off track.



Doors not latching / shutting.



Gate not latching.



Doors not latching / shutting.

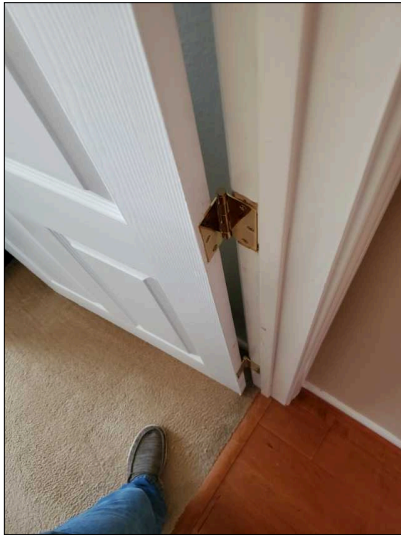
I=Inspected

NI=Not Inspected

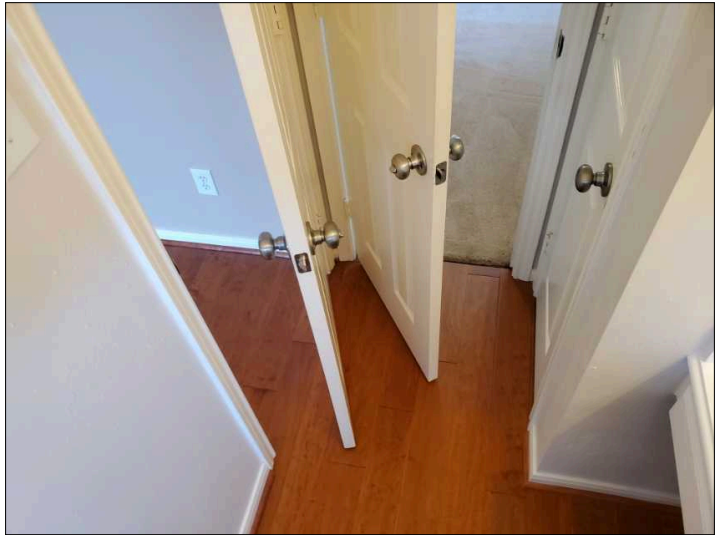
NP=Not Present

D=Deficient

I	NI	NP	D
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Poorly fit door hinges.



Doors hitting.



Damaged door seal

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------

Window Types:

- Sliding windows.
- Stationary style windows
- Windows are single pane.
- Windows are double pane.
- Windows are made of vinyl
- Windows are made of aluminum

Comments:

- Rusted steel lintel above windows. This supports brick, and should be painted. Cracked brick noted.
- Missing / damaged screens noted.
- Broken or damaged balancers (springs, spirals, or friction rods) present. These hold the window up.
- Windows have film that is damaged with age. Sign of leaking gas.
- Dry shrinking seals.
- Older aluminum windows are difficult to operate.



Reference Photo



Dry shrinking seals.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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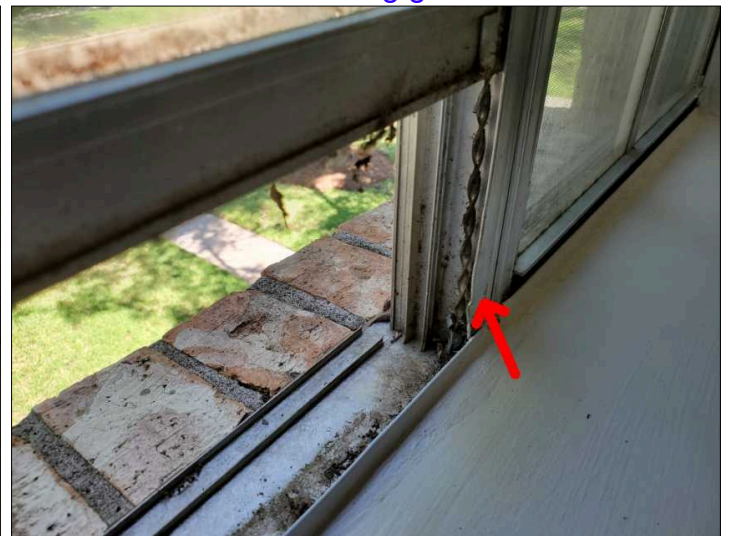
Missing / damaged screens noted.



Windows have film that is damaged with age. Sign of leaking gas.



Rusted steel lintel above windows. This supports brick, and should be painted. Cracked brick noted.



Broken or damaged balancers (springs, spirals, or friction rods) present. These hold the window up.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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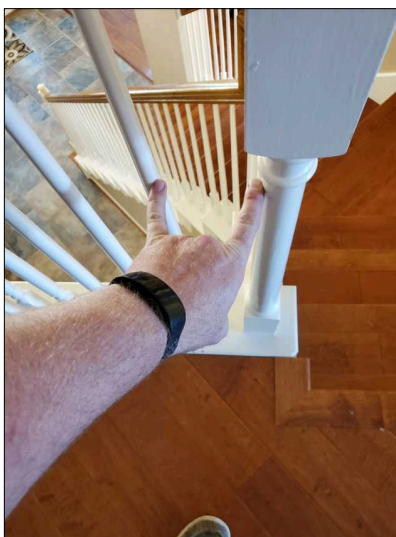
Older aluminum windows are difficult to operate.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

- Functional.
- Spacing between rails of stairway are more than 4". These could be a hazard for small children.



Spacing between rails of stairway are more than 4". These could be a hazard for small children.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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J. Fireplaces and Chimneys

Locations:

Types:

Comments:

- Appears to have been removed .

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

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

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

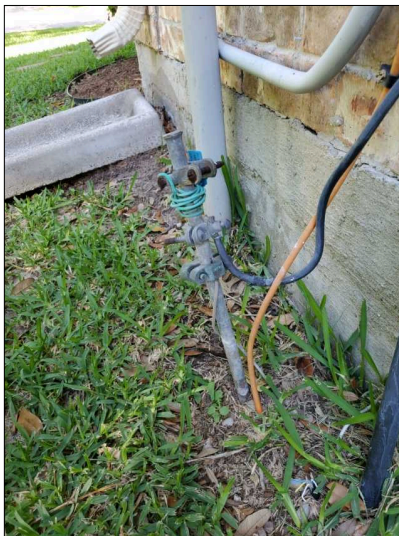
- Service conductors enter underground from utilities.
- Electrical panel is located on the right side of the building if looking at front of house from the street.

Materials and Amp Rating:

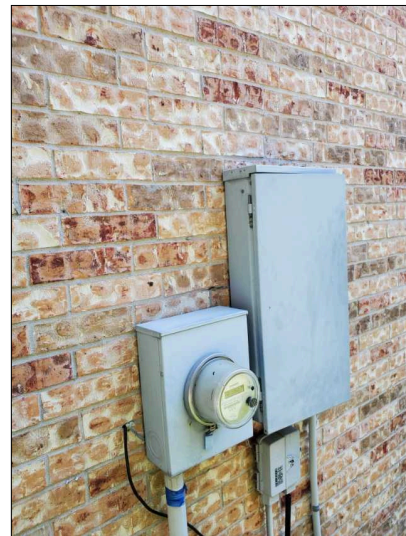
- Aluminum wiring (Service Entrance, Common)
- 100 Amp Service Entrance

Comments:

- There is aluminum wiring present that does not have anti-oxidant grease
- The electrical panel is not properly labeled.
- There are white wires in the panel that should be labeled as hot wires
- Grounding rod should be driven level to ground and 8' long total. Unable to verify length.
- Panels that attach to exterior walls should be sealed on top and sides, but not bottom.



Grounding rod should be driven level to ground and 8' long total. Unable to verify length.



Panels that attach to exterior walls should be sealed on top and sides, but not bottom.

I=Inspected

NI=Not Inspected

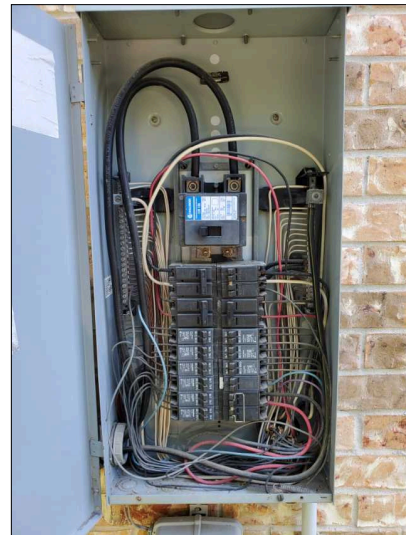
NP=Not Present

D=Deficient

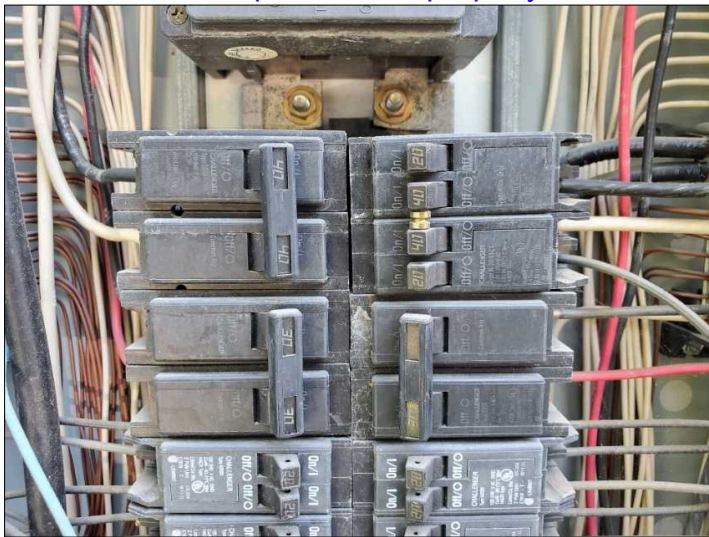
I	NI	NP	D
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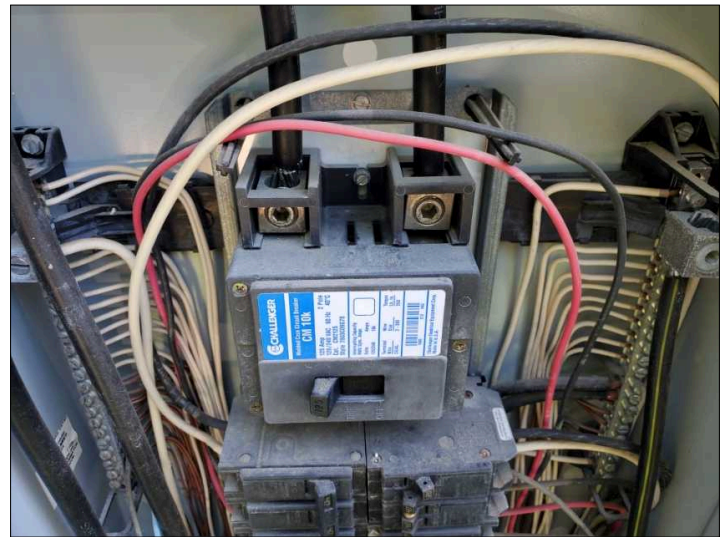
The electrical panel is not properly labeled.



Reference Photo



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



There is aluminum wiring present that does not have anti-oxidant grease

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- 15 amp
- 20 amp
- 30 amp

Comments:

- Some lights did not function at time of inspection.
- Loose receptacle found.
- Broken receptacle cover.
- Fan wobbles at full speed.

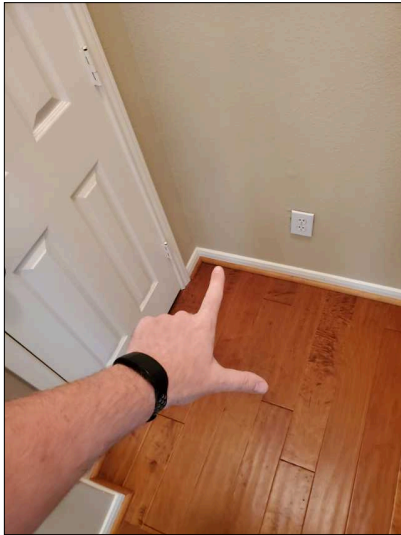
I=Inspected

NI=Not Inspected

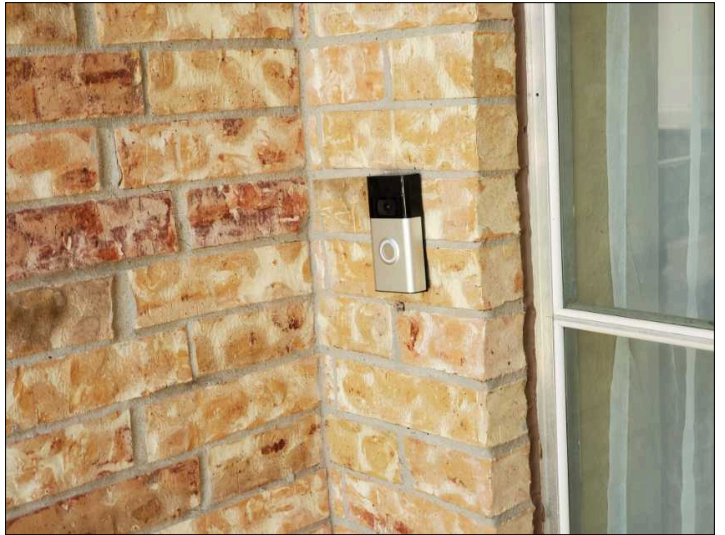
NP=Not Present

D=Deficient

I	NI	NP	D
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Loose receptacle found.



Smart doorbell not tested for all functions.



Some lights did not function at time of inspection.



Fan wobbles at full speed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Broken receptacle cover.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------

Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- The furnace is gas powered

Comments:

- Furnace visually inspected and checked.



Operated



Operated

I=Inspected

NI=Not Inspected

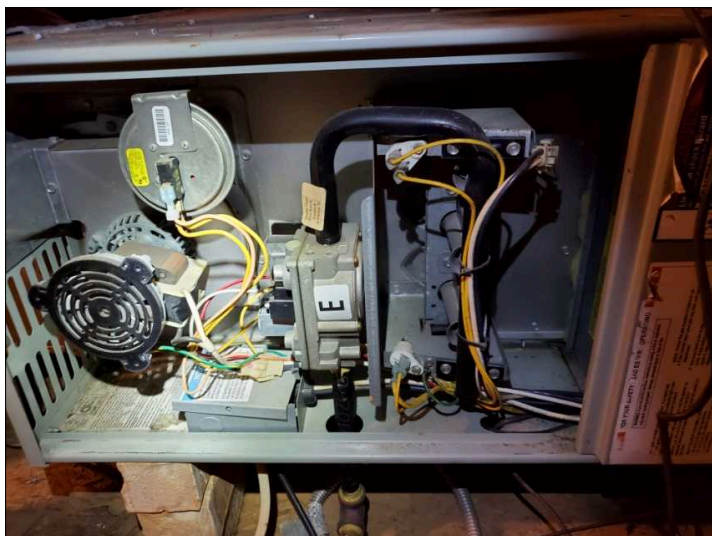
NP=Not Present

D=Deficient

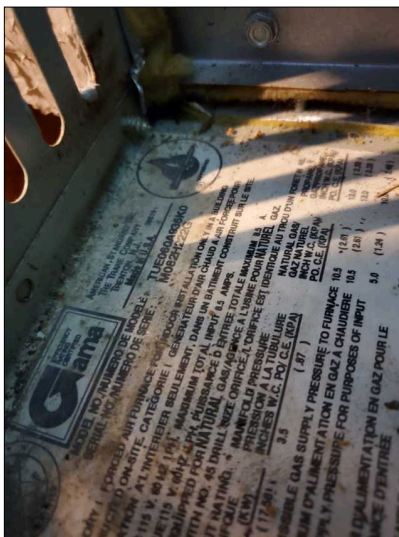
I	NI	NP	D
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Furnace visually inspected and checked.



Furnace visually inspected and checked.



1997 Furnaces

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of Systems:

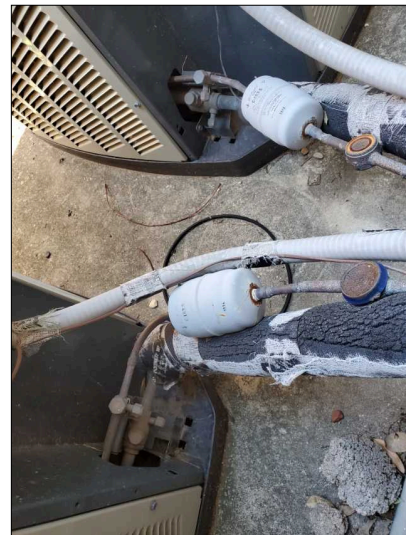
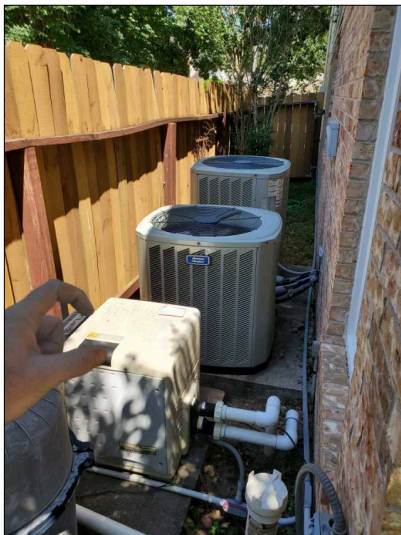
• Split Unit Size:

Refrigerant:

MFG Dates: Unknowncoil (inside); condenser (outside)

Comments:

- Trip switches present inside evr condenser overflow pan. These detect water and will cause the unit to stop operating.
- Coils could not be accessed without damage to seals.
- Secondary Drain line discharge location is over window. If water is seen coming from here, the primary may be stopped up. Contact HVAC service immediately to prevent possible damage.
- Coolant lines missing insulation in attic space. This will condensate and drip onto attic floor / ceiling.
- Clearances around outdoor condenser unit should meet the manufacturers specifications. These are typically 1' to 2' from 3 sides.
- No secondary drain installed. This should drain into a new pan if the primary is clogged.
- Missing locking refrigerant caps. These caps prevent tampering and possible chemical abuse.
- Upstairs cooling system only produced a 12 degree temperature differential. The units should produce between 18 and 22 degrees. Further evaluation should be performed by HVAC service company.



Clearances around outdoor condenser unit should meet the manufacturers specifications. These are typically 1' to 2' from 3 sides.

Missing locking refrigerant caps. These prevent tampering and possible chemical abuse.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3 ton 2014, R410A, upstairs



4 ton, 2014, R410A, downstairs



Coolant lines missing insulation in attic space. This will condensate and drip onto attic floor / ceiling.



No secondary drain installed. This should drain into a new pan if the primary is clogged.

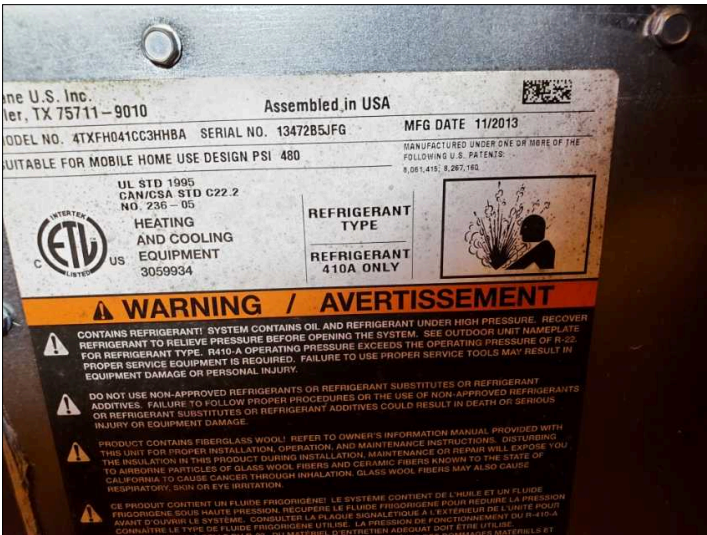
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2013 coil



Coils are clean.



Upstairs cooling system only produced a 12 degree temperature differential. The units should produce between 18 and 22 degrees. Further evaluation should be performed by HVAC service company.



No secondary drain installed. This should drain into a new pan if the primary is clogged.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2014 coil



20f delta T across coil is acceptable. Downstairs

x			x
---	--	--	---

C. Duct Systems, Chases, and Vents

Comments:

- Flex ducting in contact with blown in insulation. This can cause mold growth. Flex ducting should be fully suspended.
- Flexible ducting present. Flex ducting performs best with long bends and full suspension from ceiling.
- Filter is dirty
- Some registers closed. These registers do not allow for air flow. No air flow can lead to mold growth and poor air quality in that location. Suggest opening and cleaning all registers.
- Electronic filters present and appear functional.
- Chase is full of cat and pet hair. Highly suggest cleaning in improve air quality.

I=Inspected

NI=Not Inspected

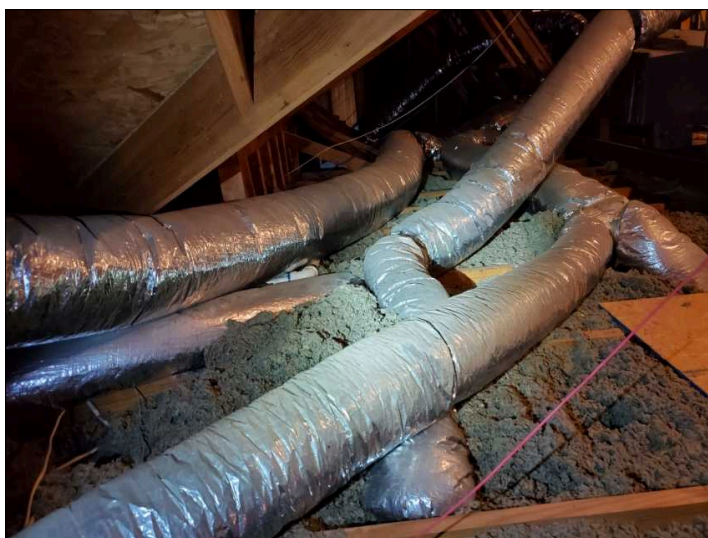
NP=Not Present

D=Deficient

I	NI	NP	D
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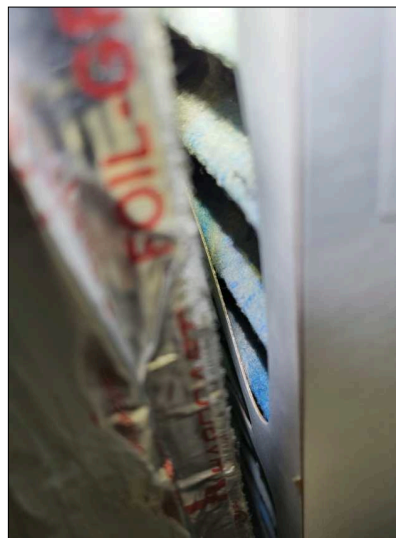
Some registers closed. These registers do not allow for air flow. No air flow can lead to mold growth and poor air quality in that location. Suggest opening and cleaning all registers.



Flex ducting in contact with blown in insulation. This can cause mold growth. Flex ducting should be fully suspended.



Electronic filters present and appear functional.



Filter is dirty

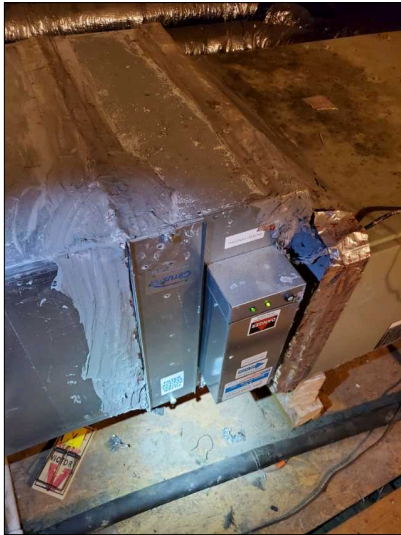
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Electronic filters present and appear functional.



Chase is full of cat and pet hair. Highly suggest cleaning in improve air quality.

IV. PLUMBING SYSTEM

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

Location of Water Meter: Front of structure near street.

Location of Main Water Supply Valve:

- North side

Comments:

- Water shutoff location.
- Gas meter and shutoff location.
- Exterior piping not insulated.
- Missing stopper in sink / tub.
- Backflow preventer not present on exterior hose bib. This will prevent contaminants from flowing back into the potable water system.
- Sediment trap missing / not correct at fuel fired appliance.
- House shutoff location could not be found. May be in right master closet.
- Tubs, sinks and tile have been painted.
- Corrosion and oxidation noted on a few valves. No leaks present during inspection.

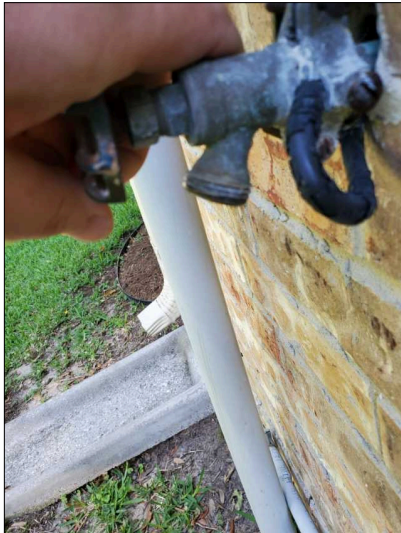
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Backflow preventer not present on exterior hose bib. This will prevent contaminants from flowing back into the potable water system.



Gas meter and shutoff location.



Exterior piping not insulated.



Sediment trap missing / not correct at fuel fired appliance.

I=Inspected

NI=Not Inspected

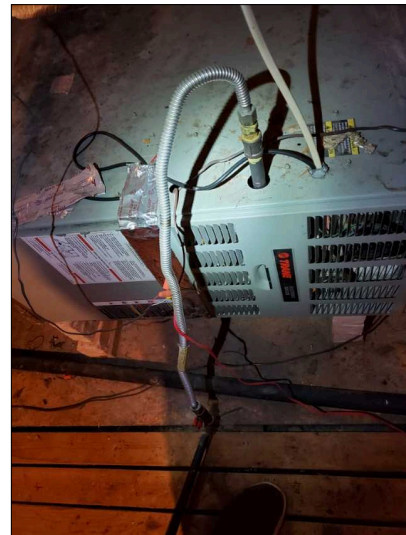
NP=Not Present

D=Deficient

I	NI	NP	D
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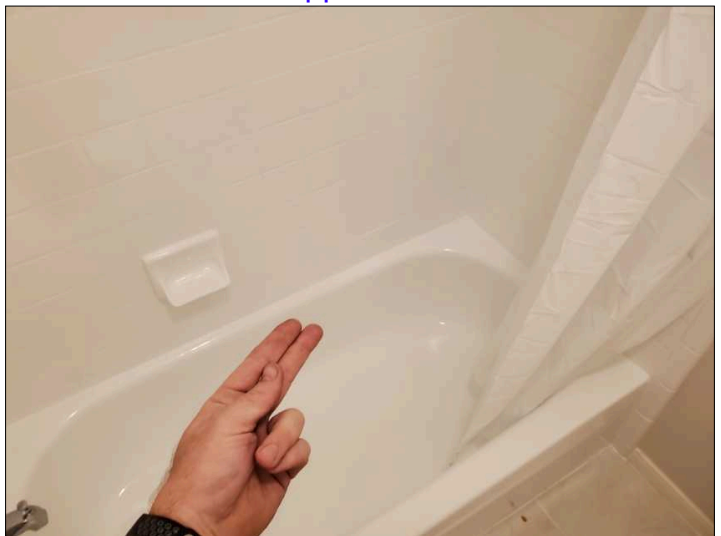
Sediment trap missing / not correct at fuel fired appliance.



Sediment trap missing / not correct at fuel fired appliance.



Sediment trap missing / not correct at fuel fired appliance.



Tubs, sinks and tile have been painted.

I=Inspected

NI=Not Inspected

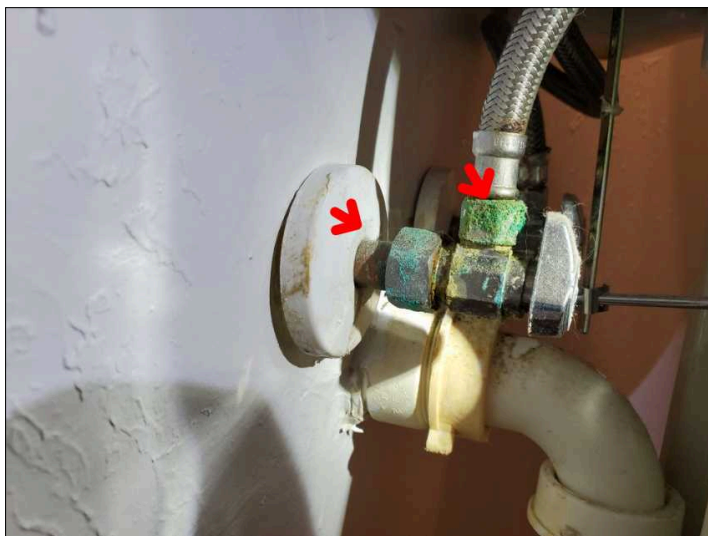
NP=Not Present

D=Deficient

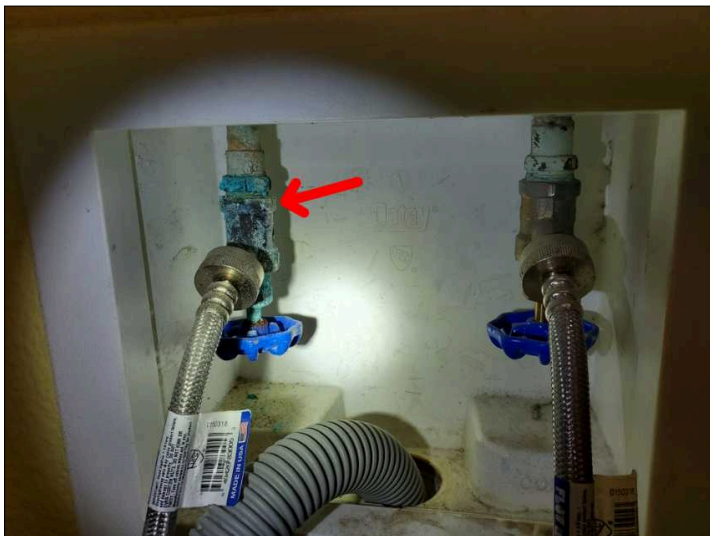
I	NI	NP	D
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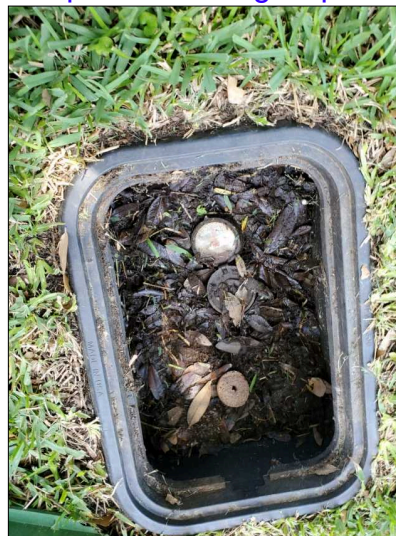
Missing stopper in sink / tub.



Corrosion and oxidation noted on a few valves. No leaks present during inspection.



Corrosion and oxidation noted on a few valves. No leaks present during inspection.



Water shutoff location.

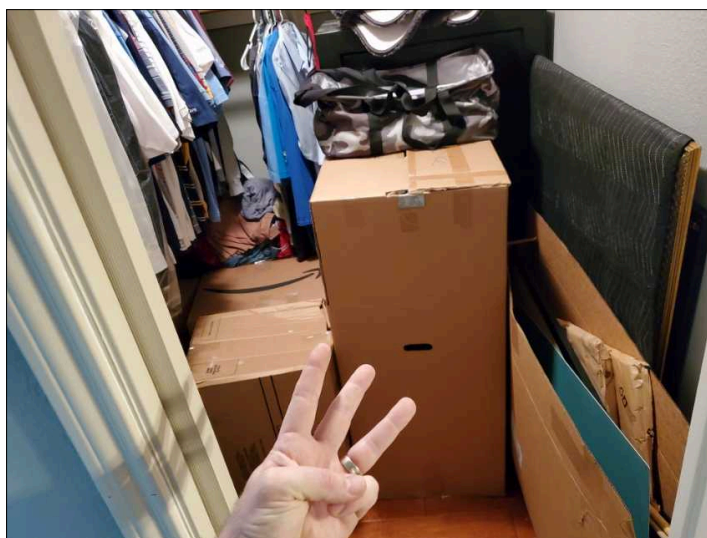
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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House shutoff location could not be found. May be in right master closet.

B. Drains, Wastes, and Vents

Comments:

- Drains slow. Suggest having plumber to snake drains.
- Pool drain needs to have a 1" air gap.



Pool drain needs to have a 1" air gap.



Drains slow. Suggest having plumber to snake drains.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

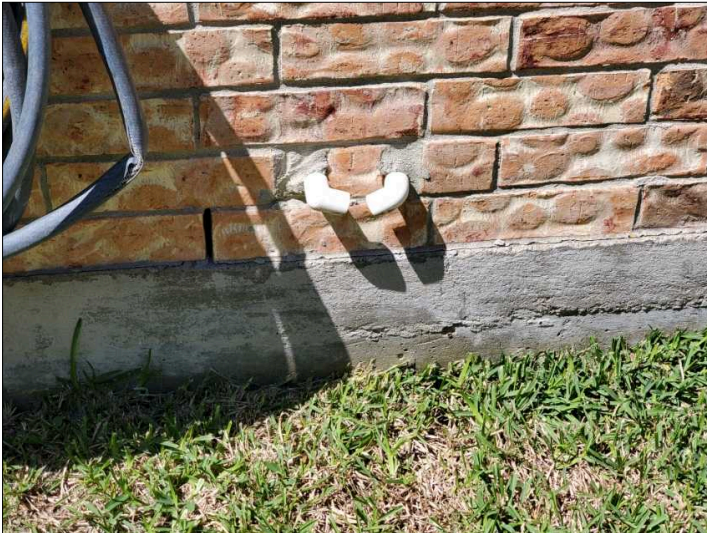
- Water heater is gas powered
- Water heater is located in the attic

Capacity:

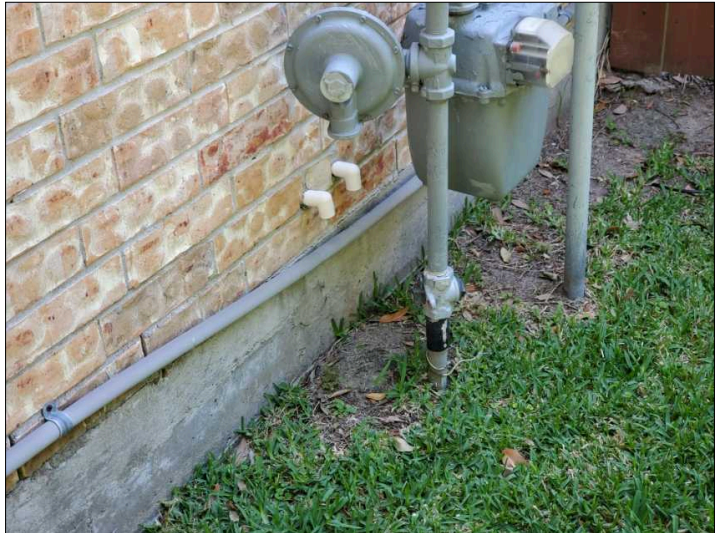
- Unit has (2) 40 gallon units.

Comments:

- Estimated MFG year of water heater : 2014
- Water heater is set to [B]. This is high, and my scold as well as be less energy efficient as the normal 120F setting.
- Temperature an pressure relief valve should discharge less than 6" from ground to prevent possible scolding.
- Missing clear stable walk path to equipment in attic.



Temperature an pressure relief valve should discharge less than 6" from ground to prevent possible scolding.



Temperature an pressure relief valve should discharge less than 6" from ground to prevent possible scolding.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Estimated MFG year of water heater : 2014



Water heater is set to [B]. This is high, and my scold as well as be less energy efficient as the normal 120F setting.



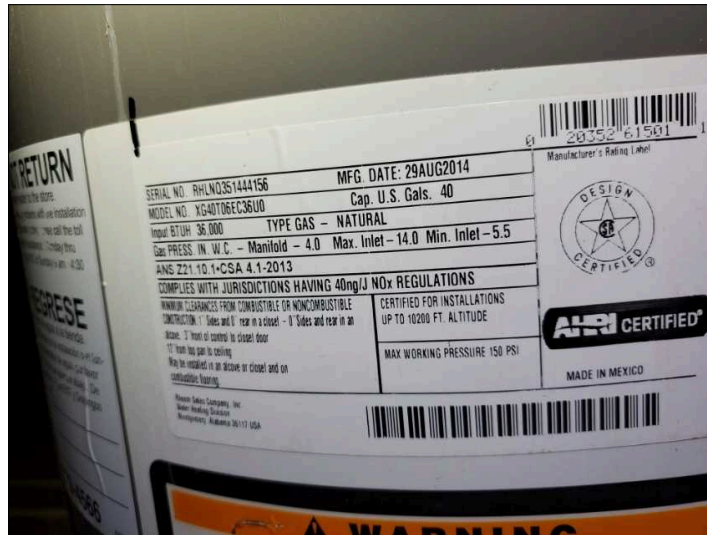
Missing clear stable walk path to equipment in attic.



Reference Photo

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

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



Estimated MFG year of water heater : 2014

D. Hydro-Massage Therapy Equipment

Comments:

- No access panel to pumps or receptacle.
- Shutoff located on wall in closet.



No access panel to pumps or receptacle.



Operated. Timer and GFCI controlled.

E. Other

Materials:
Comments:

V. APPLIANCES

I=Inspected

NI=Not Inspected

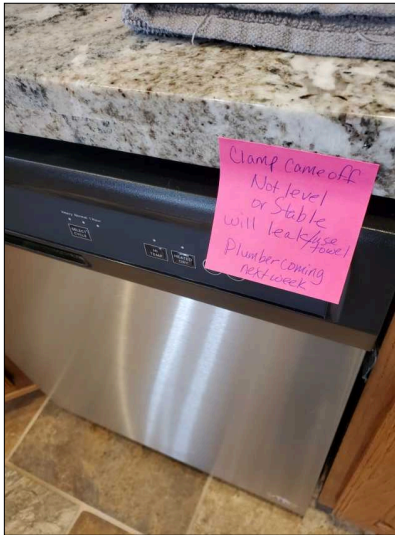
NP=Not Present

D=Deficient

I	NI	NP	D
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I
 NI
 NP
 D
 A. Dishwashers

Comments:



Leaks, and not secure according to seller. Not tested.

I
 NI
 NP
 D
 B. Food Waste Disposers

Comments:

- Operated - appeared functional at time of inspection.



Operated - appeared functional at time of inspection.

I
 NI
 NP
 D
 C. Range Hood and Exhaust Systems

Comments:

- Operated.

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

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

- Comments:
- SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.
 - All heating elements operated when tested.
 - Oven(s) operated when tested.



SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.



All heating elements operated when tested.

E. Microwave Ovens

- Comments:
- Microwave operated normally

F. Mechanical Exhaust Vents and Bathroom Heaters

- Comments:
- The vent pipe from the exhaust fan terminates and is pointed at the attic roof ridge vent/soffit vent/gable vent. Although, this was within standard building practice at the time this house was built--This is less efficient and can cause a buildup of moisture and eventually mold in the attic. Recommend upgrading to properly route vent(s) to the exterior of the home.
 - Exhaust fan is noisy.
 - Exhaust vents are dirty. Recommend having cleaned out.
 - While not required, it is suggested and common building practice to install an exhaust fan in the laundry room to remove excess humidity and heat caused by washing clothes.
 - Loose exhaust vent fan.

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

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



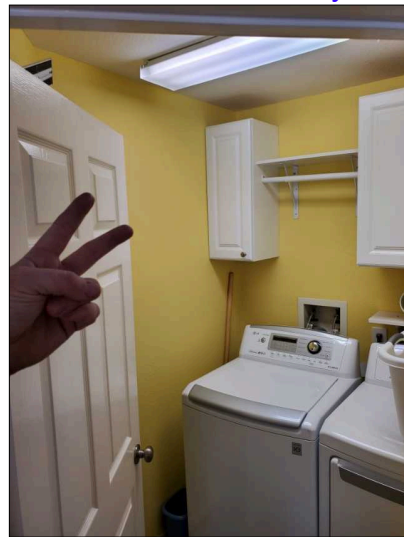
Loose exhaust vent fan.



Exhaust fan is noisy.



The vent pipe from the exhaust fan terminates and is pointed at the attic roof ridge vent/soffit vent/gable vent. Although, this was within standard building practice at the time this house was built--This is less efficient and can cause a buildup of moisture and eventually mold in the attic. Recommend upgrading to properly route vent(s) to the exterior of the home.



While not required, it is suggested and common building practice to install an exhaust fan in the laundry room to remove excess humidity and heat caused by washing clothes.

G. Garage Door Operators

Door Type:

- One 16' steel door
- Sectional door noted.

Comments:

- Missing safety test instructions on wall next to the operators.
- Floor seal is shorter than door.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing safety test instructions on wall next to the operators.

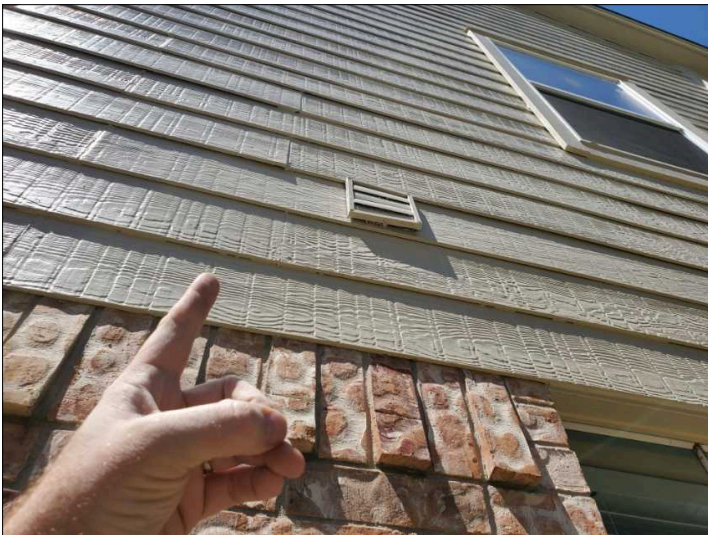


Floor seal is shorter than door.

H. Dryer Exhaust Systems

Comments:

- Could not fully inspect the dryer vent, due to access.
- Suggest cleaning vent prior to use.



Suggest cleaning vent prior to use.



Could not fully inspect the dryer vent, due to access.

I. Other

Observations:

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

- In-Ground
- Shotcrete

Comments:

- Pool size 20,000 gallons. Estimated. Spa estimated volume at 600 gallons.
- Pool missing safety fence, audible alarms on back doors and gates. Highly recommend for the safety of children, both yours, or local kids that may enter pool without your knowing.

• Pool Temp: 72F
 Air Temp: 82F
 Free Chlorine: 0.35 LOW
 Total Chlorine: 0.39 LOW
 Combined Chlorine: 0.04
 Bromine: 0.9 LOW
 Ph: 7.3 -
 Alkalinity: 71 ok
 Calcium Hardness: 0 LOW
 Cyanuric Acid: 32

Saturation Index : - 1.4 Highly Corrosive

Chlorine levels need PROFESSIONALLY adjusted.

- All **PVC** piping should be painted with UV protectant paint to prevent sun damage and cracking. Along with proper labeling.
- Filter appears operative. Diatomaceous Earth filters
- Jets operated normally
- Pool suction is not strong enough to keep filter baskets down. Additional weight may be added to hold down.
- Leak noted in cleaner hose.
- Stains noted in pool surface. Cleaning suggested, no cracks noted.
- Spray valves are stuck / difficult.
- **Heater error code E05. Ignition failure. Repairs suggested for operation.**

I=Inspected

NI=Not Inspected

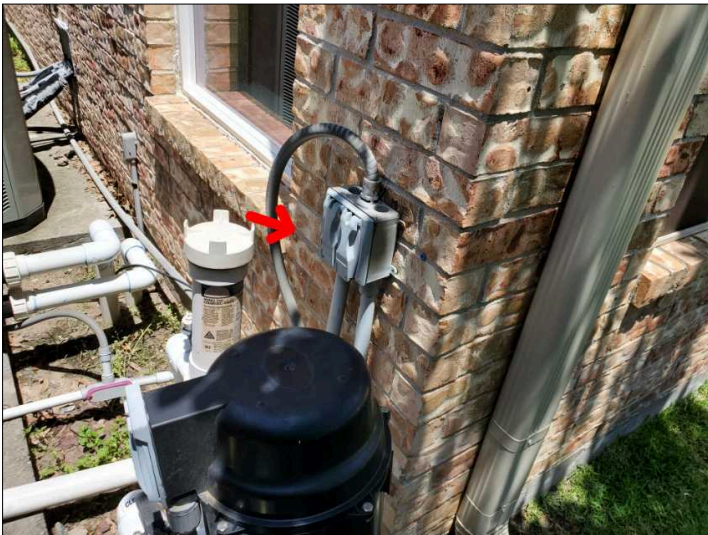
NP=Not Present

D=Deficient

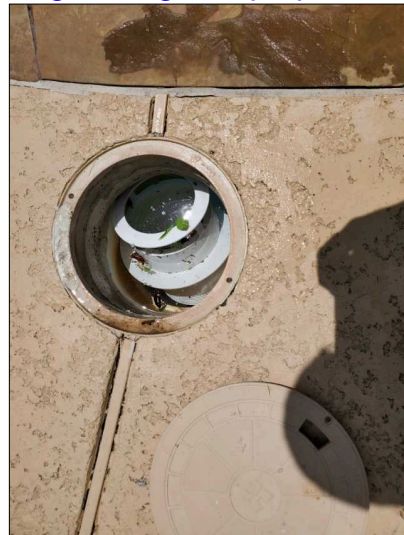
I	NI	NP	D
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All PVC piping should be painted with UV protectant paint to prevent sun damage and cracking. Along with proper labeling.



Light switches and GFCI location.



Pool suction is not strong enough to keep filter baskets down. Additional weight may be added to hold down.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Broken sprayers.



Leak noted in cleaner hose.



Stains noted in pool surface. Cleaning suggested, no cracks noted.



Stains noted in pool surface. Cleaning suggested, no cracks noted.

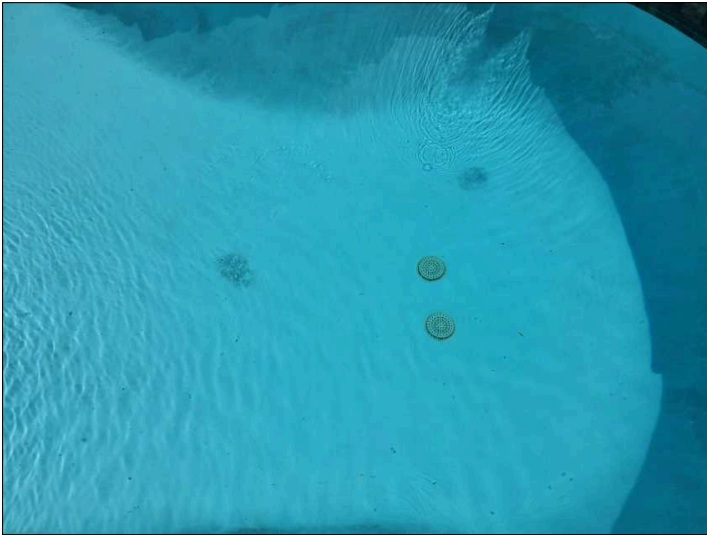
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Stains noted in pool surface. Cleaning suggested, no cracks noted.



Manual valves.



Falls motor operated.



Air blowers operated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Chlorine missing



Filter appears operative. Diatomaceous Earth filters



Backwash selector not tested to all functions.



Heater error code E05. Ignition failure. Repairs suggested for operation.

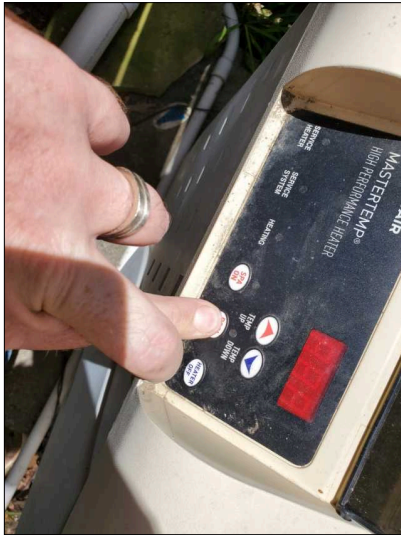
I=Inspected

NI=Not Inspected

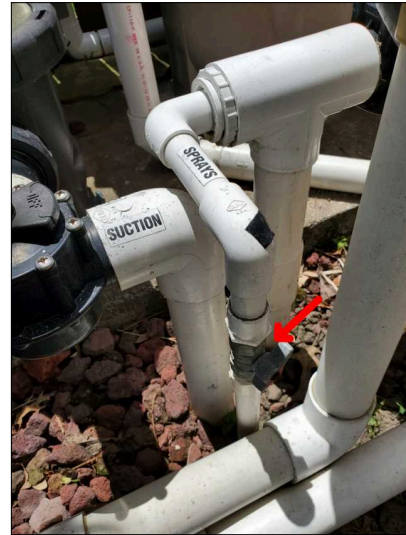
NP=Not Present

D=Deficient

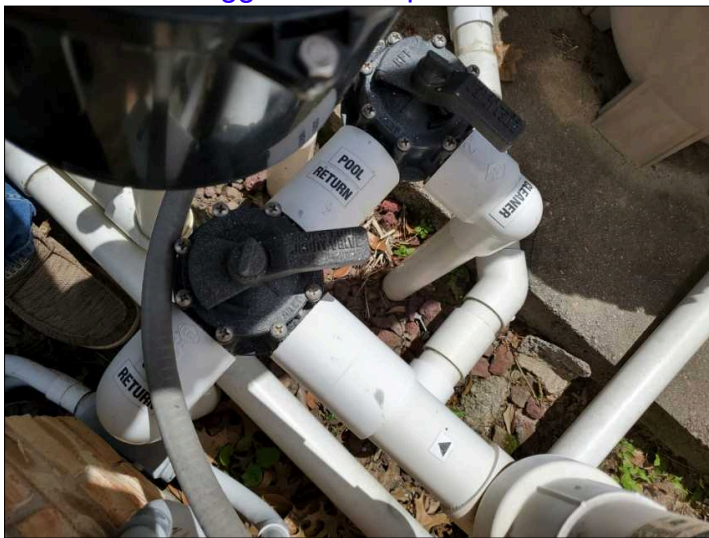
I	NI	NP	D
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Heater error code E05. Ignition failure. Repairs suggested for operation.



Spray valves are stuck / difficult.



Manual valves



Lights operated

C. Outbuildings

Materials:
Comments:

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

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
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.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 26 Item: B	Cooling Equipment	<ul style="list-style-type: none"> Upstairs cooling system only produced a 12 degree temperature differential. The units should produce between 18 and 22 degrees. Further evaluation should be performed by HVAC service company.
OPTIONAL SYSTEMS		
Page 43 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<ul style="list-style-type: none"> Heater error code E05. Ignition failure. Repairs suggested for operation.