

1st Rate Inspections

Property Inspection Report



1706 W 5th St, Freeport, TX 77541
Inspection prepared for: Debbie Martinez
Real Estate Agent: Moon Kim - Lifestyles Realty, Inc.

Date of Inspection: 5/21/2021 Time: 9:30 AM
Age of Home: 1942 Size: 800
Order ID: 18361

Inspector: David Philp
License #21284
9630 Cannock Chase, Houston, TX 77064
Phone: 832-567-5791
Email: clientcare@1strateinspections.com
1stRateInspections.com

PROPERTY INSPECTION REPORT

Prepared For:	<u>Debbie Martinez</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>1706 W 5th St, Freeport, TX 77541</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>David Philp, License #21284</u>	<u>5/21/2021</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

INTRODUCTION:

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 GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

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):

- -Crawlspace Foundation

Comments:

A.1. -The floor of the crawlspace was the natural site soil.

A.2. -The crawlspace was inspected from the access hatch due to wet areas of the crawlspace were not entered by the inspector due to safety reasons.

A.3. -The crawlspace was inspected from the access hatch and/or exterior walls due to the entrance access size or clearance. The rough opening should be at least 18" x 24". Proper entry is needed for inspection or repair work.



Overview of crawlspace.



Overview of crawlspace.

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Overview of crawlspace.



Overview of crawlspace.



Overview of crawlspace.



Overview of crawlspace.

B. Grading & Drainage

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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:

- -3-Tab 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:

- -The roof surface was inspected by walking on roof, however every portion of the roof may not be accessible and some areas may be viewed from a distance so some defects may not be visible. Water can enter through very small areas and may not be found until heavy rain storms occur, wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

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. -One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.

C.5. -There are damaged or missing shingles on the roof, recommend repairs or replacement of damaged shingles.

C.6. -Signs of improper previous repairs were noted on the roof. Recommend a roofing professional verify the integrity of the repair.

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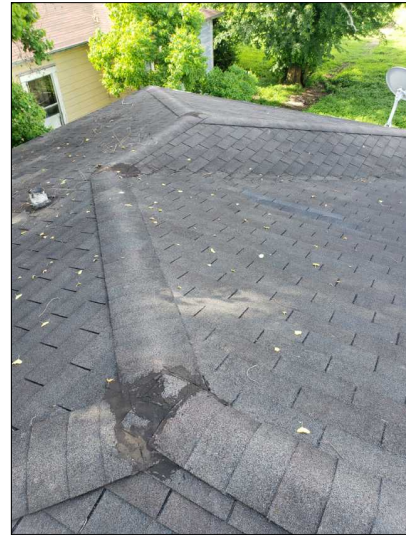
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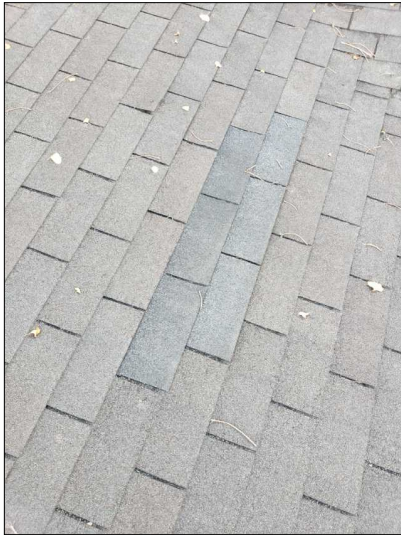
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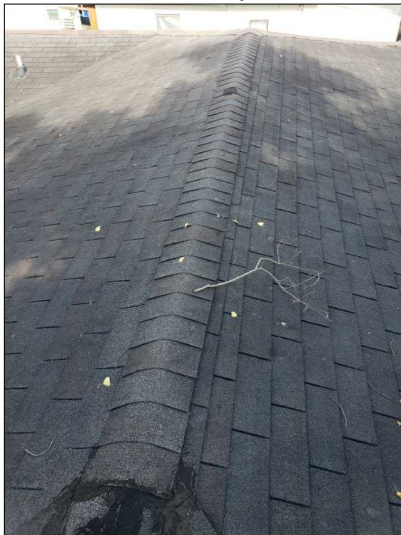
I	NI	NP	D
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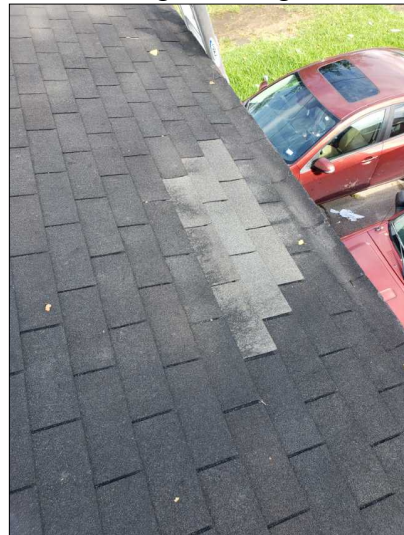
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-There are damaged or missing shingles on the roof, recommend repairs or replacement of damaged shingles.



Overview of roof



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Overview of roof



Overview of roof



Overview of roof



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Overview of roof



Overview of roof



Overview of roof

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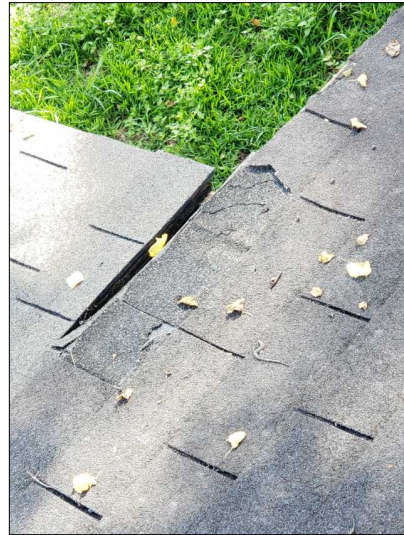
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-One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.



-There are damaged or missing shingles on the roof, recommend repairs or replacement of damaged shingles.

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.
 - -The type of roof system is conventional.
- Approximate Average Depth of Insulation:
- -The ceiling insulation is fiberglass batts.
 - -Ceiling insulation is approximately 10-12 inches in depth.
 - -No vertical insulation in the attic.

Comments:

[D.1. No ventilation noted for the attic.](#)

E. Walls (Interior and Exterior)

Wall Materials:

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

Comments:

[E.1. -There is damage to the drywall, recommend repairs as needed. Mainly at - living room](#)

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-There is damage to the drywall, recommend repairs as needed. Mainly at - living room

<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. -Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - throughout

F.2. Damaged ceiling. Mainly at- kitchen



Damaged ceiling. Mainly at- kitchen



Damaged ceiling. Mainly at- kitchen

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G. Doors (Interior and Exterior)

Comments:

G.1. -The door is not latching properly. Mainly at - hall closet, bathroom

G.2. -The door knob is missing. Mainly at - garage interior door



-The door knob is missing. Mainly at - garage interior door

H. Windows

Window Types:

- -This house has some if not all single pane windows installed. The new codes require double pane windows for proper energy efficiency.

Comments:

H.1. -Screens were missing on the home. Mainly at - throughout

I. Stairways (Interior and Exterior)

Comments:

J. Fireplace and Chimney

Locations:

Types:

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

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

L.1. -There are indications of water penetration evident mainly by staining. Unable to determine condition of the underlying materials. Mainly at - attic



-There are indications of water penetration evident mainly by staining. Unable to determine condition of the underlying materials. Mainly at - attic

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

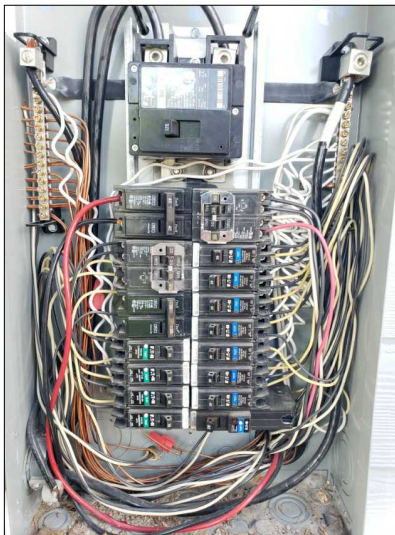
Panel Locations:

- -Main electrical panel is on the rear exterior.

Materials, Amp Rating & Brand:

- -Main Panel copper wiring 125 Amp Eaton

Comments:



Overview of main electrical panel

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- -Branch circuits are copper wiring.
- - **GFCI**/Arc-Fault Circuit Interrupters (**AFCI**'s) were noted in all of the recommended areas as is required at this time.
- -GFCI's locations - electrical panel
- -Smoke detectors are tested with test button only.

Comments:

B.1. -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 may be on motion or photo cells and are not tested during the inspection. Mainly at - living room

B.2. -The ceiling fan(s) wobbles. Mainly at - living room

B.3. -The GFCI (Ground Fault Circuit Interrupter) electrical outlet does not reset when tested and is showing no power. Mainly at - disposal

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment
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Type of Systems:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Duct system, Chases, and Vents
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Comments:

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of Water Meter:

- -Unable to locate the valve box to check water meter for movement to check to see if there are possible water leaks.
- -The gas meter is located at - front
- -There was no gas service for the location.

Location of Main Water Supply Valve:

- -Water supply lines are made of CPVC.
- -Unable to locate the main water shutoff, recommend contacting homeowner for location.
- -Static Water Pressure Reading:60

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 commode is loose from the tank to bowl and needs to be secured to help prevent leaking. Mainly at - hall bath

A.3. -Pressure weakens when other areas are in use. Recommend a licensed plumber be consulted for further evaluation and/or repairs.



Gas meter is installed however it is not plumbed to the house.

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

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

B.2. -Overflows are not tested.

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

• -Unit #1 water heater is electric.

Capacity:

• -The water heater #1 is 30 gallon capacity.

• -Water heater(s) is/are located in the garage for the entire home.

Comments:



Overview of water heater(s)

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

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

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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

A.1. -Dishwasher is operating as intended.

A.2. -Water discharges out of the **air gap**, recommend replacing air gap or installing a high loop.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

C.1. -The range vent is recirculating.

C.2. -The range vent is operating as intended.

D. Ranges, Cooktops, and Ovens

Comments:

D.1. -Range is electric

D.2. -Oven Thermostat to Temperature Reading: 350F / 275-280F

D.3. -Temperature in oven is over the maximum recommended 25 degree differential from the temperature stated on the thermostat.

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Overview of rangetop burners.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

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VI. OPTIONAL SYSTEMS

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

<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:

<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. Sewer Scan
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Observations:

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

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
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

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
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. -One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.</p> <p>C.5. -There are damaged or missing shingles on the roof, recommend repairs or replacement of damaged shingles.</p> <p>C.6. -Signs of improper previous repairs were noted on the roof. Recommend a roofing professional verify the integrity of the repair.</p>
Page 12 Item: D	Roof Structure and Attic	D.1. No ventilation noted for the attic.
Page 12 Item: E	Walls (Interior and Exterior)	E.1. -There is damage to the drywall, recommend repairs as needed. Mainly at - living room
Page 13 Item: F	Ceilings and Floors	<p>F.1. -Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - throughout</p> <p>F.2. Damaged ceiling. Mainly at- kitchen</p>
Page 14 Item: G	Doors (Interior and Exterior)	<p>G.1. -The door is not latching properly. Mainly at - hall closet, bathroom</p> <p>G.2. -The door knob is missing. Mainly at - garage interior door</p>
Page 14 Item: H	Windows	H.1. -Screens were missing on the home. Mainly at - throughout
Page 15 Item: L	Other	L.1. -There are indications of water penetration evident mainly by staining. Unable to determine condition of the underlying materials. Mainly at - attic
ELECTRICAL SYSTEMS		

Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.1. -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 may be on motion or photo cells and are not tested during the inspection. Mainly at - living room</p> <p>B.2. -The ceiling fan(s) wobbles. Mainly at - living room</p> <p>B.3. -The GFCI (Ground Fault Circuit Interrupter) electrical outlet does not reset when tested and is showing no power. Mainly at - disposal</p>
PLUMBING SYSTEM		
Page 18 Item: A	Water Supply System and Fixtures	<p>A.2. -The commode is loose from the tank to bowl and needs to be secured to help prevent leaking. Mainly at - hall bath</p> <p>A.3. -Pressure weakens when other areas are in use. Recommend a licensed plumber be consulted for further evaluation and/or repairs.</p>
APPLIANCES		
Page 20 Item: A	Dishwashers	A.2. -Water discharges out of the air gap , recommend replacing air gap or installing a high loop.
Page 20 Item: D	Ranges, Cooktops, and Ovens	D.3. -Temperature in oven is over the maximum recommended 25 degree differential from the temperature stated on the thermostat.