

1st Rate Inspections

Property Inspection Report



10511 Windriver Dr, Houston, TX 77070

Inspection prepared for: Ben Fox

Real Estate Agent: Carlos Nava - Keller Williams Professionals (Spring Cypress)

Date of Inspection: 6/12/2019 Time: 8:30 AM

Age of Home: 1977 Size: 2548

Order ID: 12530

Inspector: Jose Mora Colon

License #23121

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1stRateInspections.com

PROPERTY INSPECTION REPORT

Prepared For:	<u>Ben Fox</u>	
	(Name of Client)	
Concerning:	<u>10511 Windriver Dr, Houston TX, 77070</u>	
	(Address or Other Identification of Inspected Property)	
By:	<u>Jose Mora Colon, License #23121</u>	<u>6/12/2019</u>
	(Name and License Number of Inspector)	(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions

you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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

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

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

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

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed. As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that most roofs are walked by inspector. However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

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

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

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

Interior Notes: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector may not move personal items. Note that cosmetic settlement cracks may not be noted in the report.

Electrical Notes: Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and

the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

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

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

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

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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

- -Slab Foundation

Comments:

A.1. -There are indications of previous foundation repair. However, there are some significant signs of subsequent movement. Recommend a structural engineer and/or foundation specialist be consulted for reevaluation and/or possible repairs.

A.2. -The foundation wall structure and supports were not fully visible to the inspector due to excessive debris or large personal possessions located at one or more areas around the buildings perimeter. Mainly at -front, rear, left, right

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

B.1. -Although there is not the proper 6" drop within 10' of the slab around certain areas of the structure. Indications are that the water is flowing away from the structure and no immediate issues were noted, recommend monitoring and correcting slope as needed.

B.2. -The soil or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at -rear

B.3. -Surface drains have been noted on the property. We can not determine the condition of drains that are below grade level. Mainly at -front, right

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I	NI	NP	D
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-Surface drains have been noted on the property. We can not determine the condition of drains that are below grade level. Mainly at -right



-The soil or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at -rear

X			X
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C. Roof Covering Materials

Type(s) of Roof Covering:

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

Viewed From:

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

Comments:

C.1. -All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.

C.2. -Recommend painting all unpainted vents and flashings to help prevent damage due to UV rays or rust.

C.3. -The roof flashing is lifted. Recommend securing all loose or lifted flashings and sealing nails to help prevent water penetration. Mainly at -rear

C.4. -The flashing needs to be sealed. Recommend repairs to help prevent water penetration. Mainly at -front

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-Recommend painting all unpainted vents and flashings to help prevent damage due to UV rays or rust.



-The roof flashing is lifted. Recommend securing all loose or lifted flashings and sealing nails to help prevent water penetration. Mainly at - rear



-The flashing needs to be sealed. Recommend repairs to help prevent water penetration. Mainly at -front



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

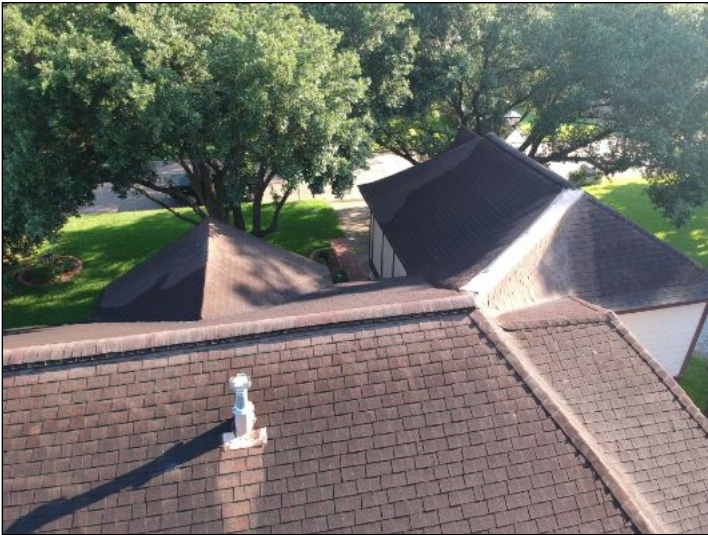
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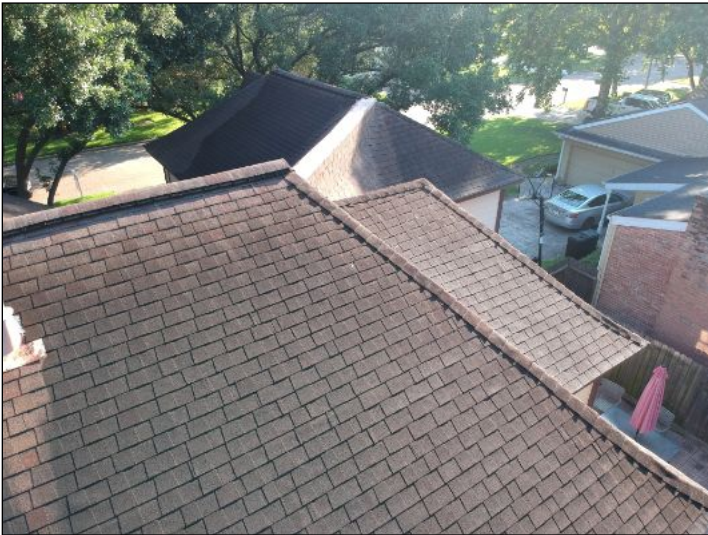
I	NI	NP	D
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Overview of roof



Overview of roof



Overview of roof



Overview of roof

I=Inspected

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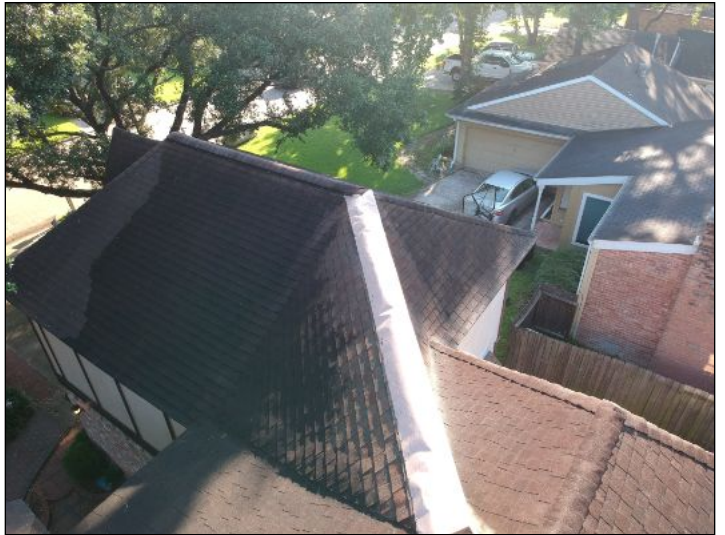
NP=Not Present

D=Deficient

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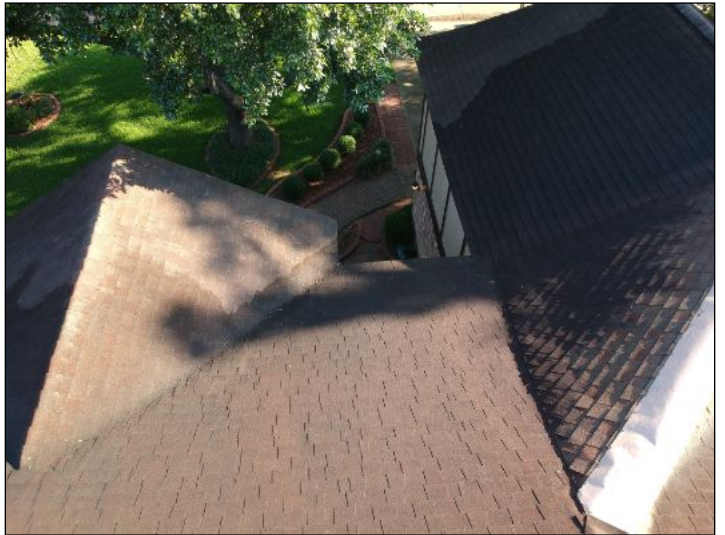
Overview of roof



Overview of roof



Overview of roof



Overview of roof

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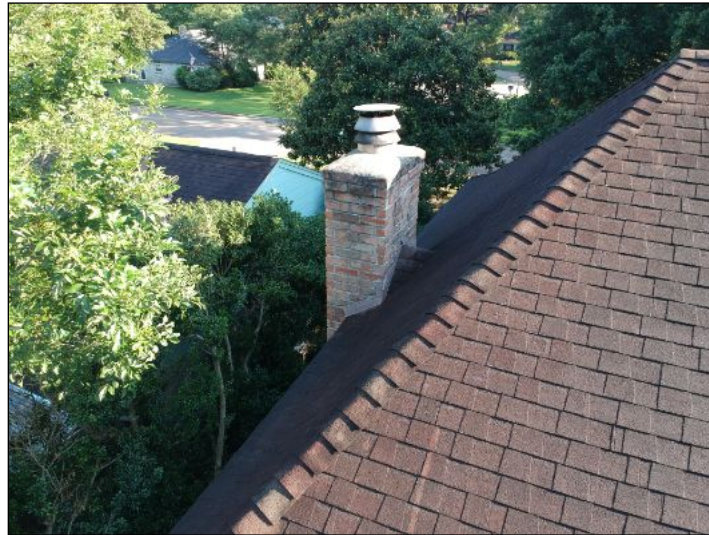
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Overview of roof



Overview of roof



Overview of chimney

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I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

D. Roof Structure and Attic

Viewed From:

- -The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas where beams are covered with insulation or low profiled areas where damage could be caused.

- -Type of roof system conventional.

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

Approximate Average Depth of Insulation:

- -The ceiling insulation is blown fiberglass.

- -Ceiling insulation is approximately 8-10 inches in depth.

- -No vertical insulation in the attic.

Comments:

D.1. -Attic stairway is damaged, recommend repair or replacement to help prevent injury.

D.2. -There is at least one nut loose or missing on the attic stairway, recommend checking all nuts and bolts to make sure they are all present and tightened.

D.3. -The insulation depth is less than recommended in some or all areas of the attic, recommend upgrading to today's standards of at least R30. Mainly at - throughout attic



-Attic stairway is damaged, recommend repair or replacement to help prevent injury.

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E. Walls (Interior and Exterior)

Wall Materials:

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

Comments:

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

E.2. -The are signs of previous repairs in the brickwork. Mainly at -2) front

E.3. -Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at -front, rear, left, right, chimney

E.4. -Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at -front, rear, left right

E.5. -Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - front

E.6. -There are signs of growth on exterior siding, recommend cleaning.

E.7. -Settlement cracks were noted in the drywall. Mainly at -2) garage, game room

E.8. -Tape is twisting due to movement in the corners of the drywall, this is normally a sign of foundation movement or structural settlement, other movement noted may give signs of the cause. Mainly at -garage, game room

E.9. -The drywall tape is loose. This is often due to higher humidity or improper installation. Mainly at -garage



-There are signs of growth on exterior siding, recommend cleaning.



-Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at -right

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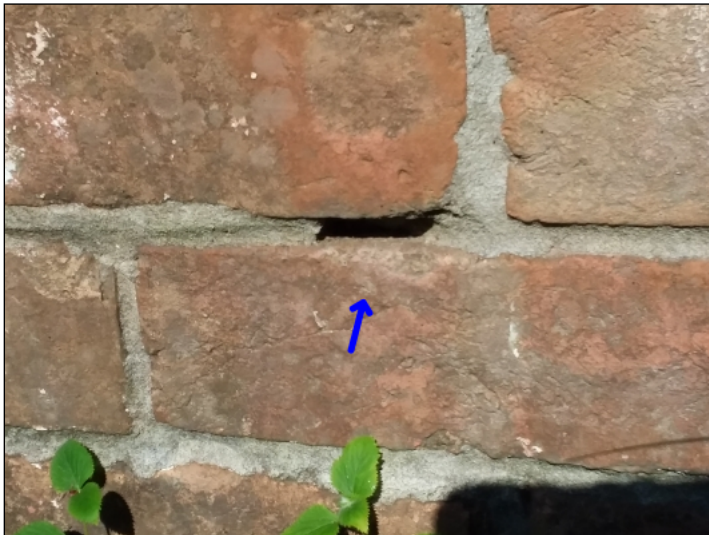
I	NI	NP	D
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-Seal all vents at wall connection to help prevent water penetration into walls.



-Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at -rear/left



-Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at -left



-Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at -front

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I	NI	NP	D
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-Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at -front



-Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at -front



-There are signs of previous repairs in the brickwork. Mainly at -front



-There are signs of previous repairs in the brickwork. Mainly at -front

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I	NI	NP	D
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-Recommend sealing between the trim and brickwork to help prevent water penetration.
Mainly at -chimney



-Tape is twisting due to movement in the corners of the drywall, this is normally a sign of foundation movement or structural settlement, other movement noted may give signs of the cause.
Mainly at - garage



-Settlement cracks were noted in the drywall.
Mainly at -garage



-Settlement cracks were noted in the drywall.
Mainly at -garage

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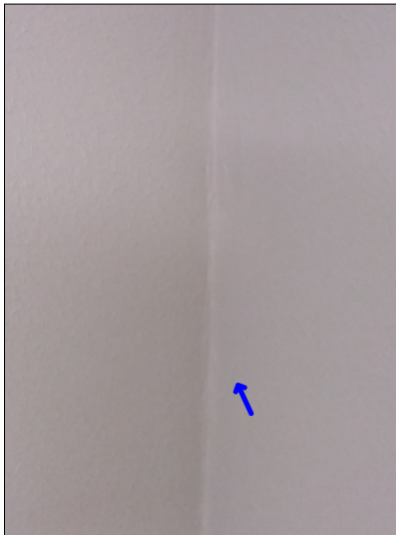
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-The drywall tape is loose. This is often due to higher humidity or improper installation. Mainly at -garage



-Settlement cracks were noted in the drywall. Mainly at -game room



-Tape is twisting due to movement in the corners of the drywall, this is normally a sign of foundation movement or structural settlement, other movement noted may give signs of the cause. Mainly at -game room

F. Ceilings and Floors

Comments:

F.1. -Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to prevent further deterioration. Mainly at -garage

F.2. -Cracks were noted in the pavement. The pavement is unlevel and can be a tripping hazard if not corrected, recommend repairs. Mainly at -driveway

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I	NI	NP	D
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-Cracks were noted in the pavement. The pavement is unlevel and can be a tripping hazard if not corrected, recommend repairs. Mainly at -driveway

X			X
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G. Doors (Interior and Exterior)

Comments:

- G.1. -Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.
- G.2. -The door is not latching properly. Mainly at -right middle bedroom
- G.3. -The door sticks in the frame. Mainly at -master/ right middle bedroom
- G.4. -The door hits frame when closing. Mainly at -2nd floor hallway closet
- G.5. -Doggie door is a security hazard If it can't be locked.
- G.6. -Garage door is deteriorating.
- G.7. -The double doors door has been sealed off. Mainly at -garage

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I	NI	NP	D
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-Doggie door is a security hazard If it can't be locked.



-The double doors door has been sealed off. Mainly at -garage



-Garage door is deteriorating.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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Window Types:

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

Comments:

H.1. -Sealant is needed around various windows between the window framing and exterior brickwork to help prevent water penetration, recommend checking all windows for proper sealant.

H.2. -Screens were missing on the home. Mainly at -2) rear, left

H.3. -Springs were not attached or broken on window(s). Mainly at -game room

H.4. -Windows lower than 24" in upstairs applications should have a manually operated lock to keep windows from opening more than 4" with out unlatching manual lock. This is designed to help keep children from falling out the window. Mainly at -master bedroom

H.5. -Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at -dining room



-Sealant is needed around various windows between the window framing and exterior brickwork to help prevent water penetration, recommend checking all windows for proper sealant.



-Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at -dining room

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-Windows lower than 24" in upstairs applications should have a manually operated lock to keep windows from opening more than 4" with out unlatching manual lock. This is designed to help keep children from falling out the window. Mainly at -master bedroom

-Springs were not attached or broken on window(s). Mainly at - game room

X			X
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I. Stairways (Interior and Exterior)

Comments:

I.1. -Rail not extended to wall at the ends. This is a safety concern as clothes or other objects can get caught in this area causing someone to trip and fall.

I.2. -The baluster spacing of the stairs and or balcony is greater than the currently recommended four inches. This is a safety hazard as children or pets can get caught between or slip through the balusters. This may have been to code during construction, but may want to upgrade for additional safety.

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I	NI	NP	D
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-The baluster spacing of the stairs and or balcony is greater than the currently recommended four inches. This is a safety hazard as children or pets can get caught between or slip through the balusters. This may have been to code during construction, but may want to upgrade for additional safety.



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

X			X
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J. Fireplace and Chimney

Locations:

- - Fireplace is located in the living room.

Types:

- -Fireplace is prefabricated metal box and flue.

Comments:

J.1. -The fireplace firebox and flue are dirty, recommend cleaning.

J.2. -There are cracks noted in the liner or base of the firebox, recommend sealing cracks to help prevent further deterioration.

J.3. -The mortar in the fire box is deteriorating, recommend repairs.

J.4. -There is a gap between the fireplace and the firebox. Recommend sealing the gap for safety.

I=Inspected

NI=Not Inspected

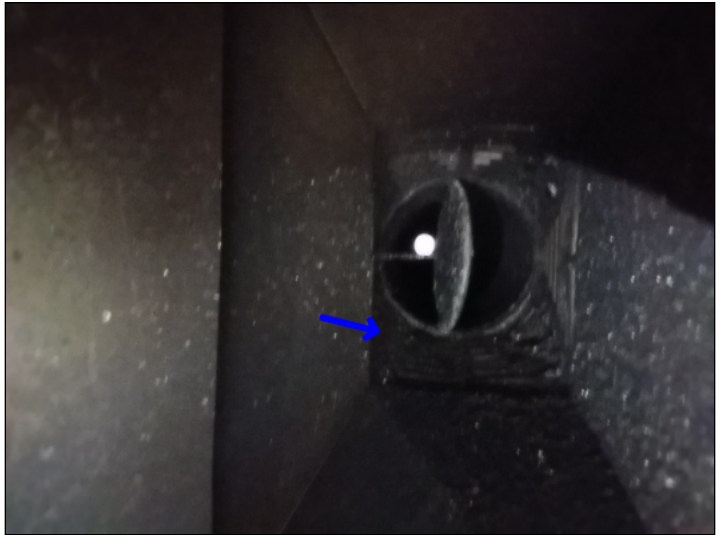
NP=Not Present

D=Deficient

I	NI	NP	D
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Overview of the fireplace



-The fireplace firebox and flue are dirty, recommend cleaning.



-The mortar in the fire box is deteriorating, recommend repairs.



-There is a gap between the fireplace and the firebox. Recommend sealing the gap for safety.

X			X
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K. Porches, Balconies, Decks, and Carports

Comments:

K.1. -Minor settlement cracks are noted on the patio.

K.2. -There is a gap between the patio and foundation of the home recommend sealing to help prevent water penetration at foundation.

K.3. -There is a gap between the porch and foundation of the home recommend sealing to help prevent water penetration at foundation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-There is a gap between the patio and foundation of the home recommend sealing to help prevent water penetration at foundation.



-There is a gap between the porch and foundation of the home recommend sealing to help prevent water penetration at foundation.

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

L.1. -Wood or other debris is stacked against the house. Recommend all wood or other materials be separated from the structure to help prevent conducive conditions for wood destroying insects.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

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

- -Main electrical panel is on the rear exterior.
- -Bonding was noted on the water line.

Materials, Amp Rating & Brand:

- -Main Panel aluminum wiring 125 Amp Square D

Comments:

A.1. -There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

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

A.3. -There are pointed screws in the panel cover this is a safety hazard and should be replaced with flat tipped screws to help prevent electrical shock.

A.4. -The breakers in the main electrical panel are partially labeled.

A.5. -There is at least one filler plate missing on the main electrical panel cover. Recommend adding missing filler plates to help prevent electrical shock.

A.6. -There is no visible bond to the ground or neutral bar in the panel box as recommended.

A.7. -The ground connection is loose at the ground rod, this could be hazardous, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.

A.8. -Electrical feeds were running through the trees, recommend trimming limbs from wires.

A.9. -There are wire joints made up in the panel. These should be made up in a junction box, outside of the panel.

A.10. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

I=Inspected

NI=Not Inspected

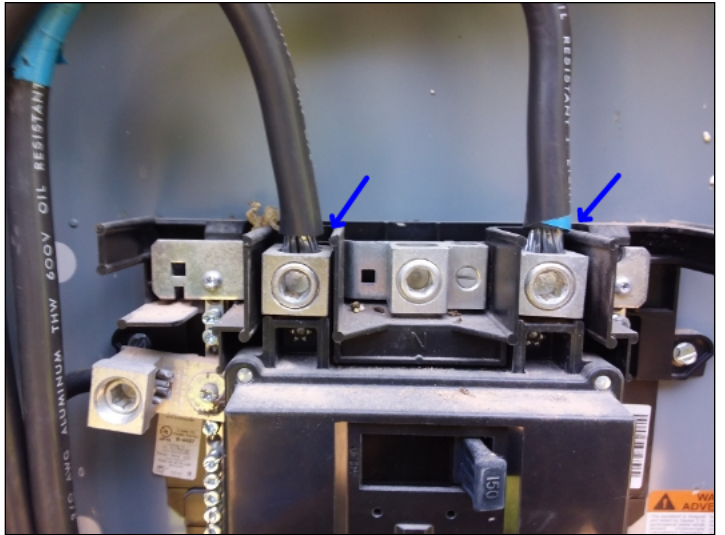
NP=Not Present

D=Deficient

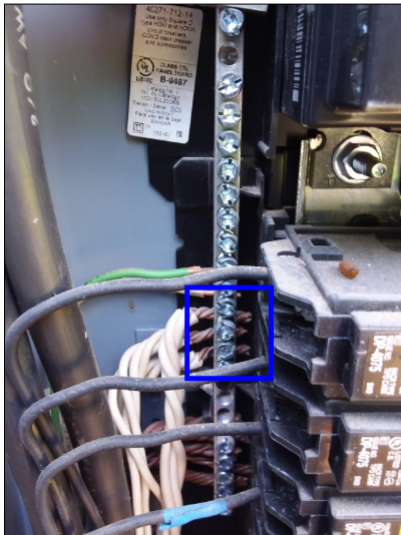
I	NI	NP	D
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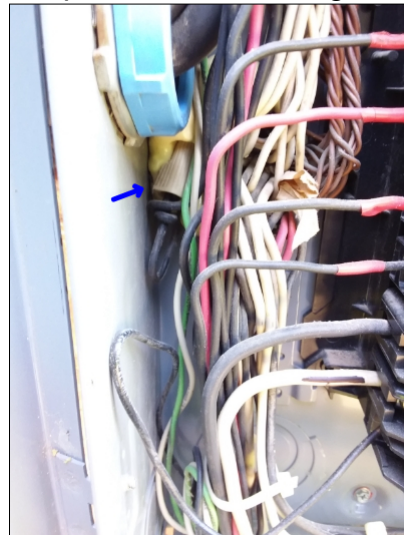
Overview of main electrical panel



-There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.



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



-There are wire joints made up in the panel. These should be made up in a junction box, outside of the panel.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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-The ground connection is loose at the ground rod, this could be hazardous, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.



-Electrical feeds were running through the trees, recommend trimming limbs from wires.



-There is at least one filler plate missing on the main electrical panel cover. Recommend adding missing filler plates to help prevent electrical shock.



Bonding was noted on the water line.

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"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:

- -Branch circuits are copper wiring.
- -GFCI's locations -patio
- -Smoke detectors are tested with test button only.

Comments:

B.1. -Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas at time of inspection according to present codes. It is now recommended that Arc-Fault Circuit Interrupters be installed in all habital rooms and that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected. This may not have been required at time of construction if home was built before Sept. 2002, for more information please feel free to call our office and we will get you in touch with your inspector.

B.2. -Electrical receptacle(s) are registering no electricity. Mainly at -dining room (blue dot)

B.3. -Electrical receptacle(s) are registering reverse polarity. Mainly at -breakfast area (red dot)

B.4. -Not all the recommended receptacles are GFCI (Ground Fault Circuit Interrupter) protected for the kitchen.

B.5. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the bath. Mainly at -half bath, bathroom, master bath

B.6. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the garage.

B.7. -GFCI's (Ground Fault Circuit Interrupter) are not installed in this home. These receptacles may not have been required at time of construction but are now installed as a safety feature in kitchens, baths, garage and exterior.

B.8. -Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.

B.9. -The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- -Central Forced Air
- -There is one **A/C** & heating unit for this property.
- -AC/Heating unit #1 is located in the main attic and covers the entire home.

Energy Sources:

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

Comments:

A.1. -There is improper clearance around the flue pipe, the furnace vent should have at least 1" clearance to combustibles.



-There is improper clearance around the flue pipe, the furnace vent should have at least 1" clearance to combustibles.



Overview of furnace burner compartment.

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

I	NI	NP	D
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B. Cooling Equipment

Type of Systems:

- -Central Forced Air
- -A/C unit #1 High/Low differential should fall between 15 and 20 degrees at the unit for proper cooling. The differential for this unit is 18 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.
- -A/C compressor(s) is electric.

Comments:

B.1. -Seal A/C line entry cover at wall connection to help prevent water penetration.

B.2. -There is no electrical receptacle at the A/C condensing unit as recommended.

B.3. -The evaporator unit was not manufactured with a secondary drain to release condensation to pan or exterior incase the primary drain line is clogged, recommend adding a high water shutoff to primary condensation line if not present for additional protection.



-Seal A/C line entry cover at wall connection to help prevent water penetration.



-The evaporator unit was not manufactured with a secondary drain to release condensation to pan or exterior incase the primary drain line is clogged, recommend adding a high water shutoff to primary condensation line if not present for additional protection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct system, Chases, and Vents

Comments:

C.1. -Filter type is disposable.

C.2. -There is a microbial growth noted at the plenum and/or evaporator. This is often caused by a conditioned air leak causing condensation and microbial growth, recommend sealing all air leaks and cleaning all surfaces.

C.3. -Duct tape is present on air conditioning & heating system, recommend using approved duct tape (Marked UL181) or aluminum tape for A/C & heating units and ducts.

C.4. -The ducts do not have the proper separation. It is recommended that an **air gap** or insulation be used to separate ducts that are in contact with each other to help prevent condensation.

C.5. -Some of the ductwork insulation is damaged or missing in the attic.



-There is a microbial growth noted at the plenum and/or evaporator. This is often caused by a conditioned air leak causing condensation and microbial growth, recommend sealing all air leaks and cleaning all surfaces.



-The ducts do not have the proper separation. It is recommended that an air gap or insulation be used to separate ducts that are in contact with each other to help prevent condensation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-Duct tape is present on air conditioning & heating system, recommend using approved duct tape (Marked UL181) or aluminum tape for A/C & heating units and ducts.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

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

- -The water meter is located at the right curb.
- -The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.
- -The gas meter is located at -rear

Location of Main Water Supply Valve:

- -Water supply lines are made of galvanized. Galvanized piping may need future repair or replacement.
- -The main water shutoff is located on the right exterior wall of home.
- -Static Water Pressure Reading:60

Comments:

A.1. -The commode is loose from the tank to bowl and needs to be secured to help prevent leaking. Mainly at -bathroom

A.2. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.3. -Recommend adding or replacing insulation to exterior faucets to help prevent freezing.

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

A.5. -The shower head loose. Mainly at -master bath

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

A.7. -The house is plumbed with the majority of the original galvanized pipe. Galvanized pipes may need future repair or replacement.

I=Inspected

NI=Not Inspected

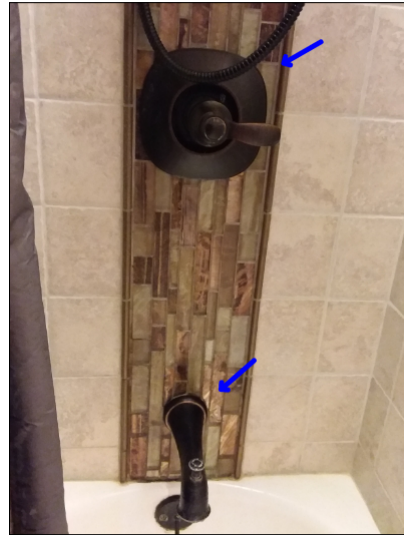
NP=Not Present

D=Deficient

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



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



-The shower head loose. Mainly at -master bath

X			X
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B. Drains, Wastes, and Vents

Comments:

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

B.2. -Overflows are not tested.

B.3. -The sink drain stopper is not attached. Mainly at -half bath

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- -Unit #1 water heater is gas.

Capacity:

- -The water heater #1 is 50 gallon capacity.
- -Water heater(s) is/are located in the laundry room for the entire home.

Comments:

C.1. -No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.

C.2. -There is no drip pan for the water heater installed in the laundry room.

C.3. -The water heater T&P (Pop-Off) valve drain line terminates in the home or garage, therefore was not tested.

C.4. -There is an unapproved gas valve installed at the water heater.



Overview of water heater(s)



-No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Dishwashers
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Comments:

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



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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Food Waste Disposers
-------------------------------------	--------------------------	--------------------------	-------------------------------------	-------------------------

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-Disposal was hard wired, has no disconnect. Disposal should have a cord and plug connection.

C. Range Hood and Exhaust Systems

Comments:

C.1. -The range vent is vented to the exterior.

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

D. Ranges, Cooktops, and Ovens

Comments:

D.1. -Top oven is electric.

D.2. -Bottom oven is electric.

D.3. -Cook top is electric

D.4. -Top oven Thermostat to Temperature Reading: 350F / 330-335 F

D.5. -Bottom oven Thermostat to Temperature Reading: 350F / 295-300 F

D.6. -The oven is operating as intended.

D.7. -The cooktop is operating as intended.

E. Microwave Ovens

Comments:

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

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

Comments:

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

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

G. Garage Door Operators

Comments:

G.1. -The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer.

G.2. -The infrared beam for the electric garage door opener is not installed as recommended. Mainly at -left, right

H. Dryer Exhaust Systems

Comments:

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

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- A.1. -Zone 1 - Rotary heads for front yard .
- A.2. -Zone 2 - Spray heads for front beds .
- A.3. -Zone 3 - Rotary heads for back yard by house and back yard by fence.
- A.4. -Zone 4 - Spray heads for back yard beds,back yard beds left and back yard beds right.
- A.5. -Sprinkler spray and rotary heads are manually controlled.
- A.6. -There is no rain/freeze sensor installed on the sprinkler system.
- A.7. -Could not locate back flow preventer.
- A.8. -Sprinkler spray and rotary heads are manually controlled.
- A.9. -All exterior **PVC** pipe should be painted to prevent premature deterioration from UV rays. Also recommend sealing all pipes at wall penetrations.



Zones 1 and 2 manual control located front/right, Zones 3 and 4 manual control located rear/right.

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

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

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	<p>A.1. -There are indications of previous foundation repair. However, there are some significant signs of subsequent movement. Recommend a structural engineer and/or foundation specialist be consulted for reevaluation and/or possible repairs.</p> <p>A.2. -The foundation wall structure and supports were not fully visible to the inspector due to excessive debris or large personal possessions located at one or more areas around the buildings perimeter. Mainly at -front, rear, left, right</p>
Page 5 Item: B	Grading & Drainage	<p>B.2. -The soil or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at -rear</p> <p>B.3. -Surface drains have been noted on the property. We can not determine the condition of drains that are below grade level. Mainly at -front, right</p>
Page 6 Item: C	Roof Covering Materials	<p>C.1. -All exposed nails and fasteners on roof should be sealed at all penetrations, ridges and roof to wall connections.</p> <p>C.2. -Recommend painting all unpainted vents and flashings to help prevent damage due to UV rays or rust.</p> <p>C.3. -The roof flashing is lifted. Recommend securing all loose or lifted flashings and sealing nails to help prevent water penetration. Mainly at -rear</p> <p>C.4. -The flashing needs to be sealed. Recommend repairs to help prevent water penetration. Mainly at -front</p>
Page 11 Item: D	Roof Structure and Attic	<p>D.1. -Attic stairway is damaged, recommend repair or replacement to help prevent injury.</p> <p>D.2. -There is at least one nut loose or missing on the attic stairway, recommend checking all nuts and bolts to make sure they are all present and tightened.</p> <p>D.3. -The insulation depth is less than recommended in some or all areas of the attic, recommend upgrading to todays standards of at least R30. Mainly at - throughout attic</p>

Page 12 Item: E	Walls (Interior and Exterior)	<p>E.1. -Seal all vents at wall connection to help prevent water penetration into walls.</p> <p>E.2. -The are signs of previous repairs in the brickwork. Mainly at -2) front</p> <p>E.3. -Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at -front, rear, left, right, chimney</p> <p>E.4. -Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at -front, rear, left right</p> <p>E.5. -Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at -front</p> <p>E.6. -There are signs of growth on exterior siding, recommend cleaning.</p> <p>E.7. -Settlement cracks were noted in the drywall. Mainly at - 2) garage, game room</p> <p>E.8. -Tape is twisting due to movement in the corners of the drywall, this is normally a sign of foundation movement or structural settlement, other movement noted may give signs of the cause. Mainly at -garage, game room</p> <p>E.9. -The drywall tape is loose. This is often due to higher humidity or improper installation. Mainly at -garage</p>
Page 16 Item: F	Ceilings and Floors	<p>F.1. -Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to prevent further deterioration. Mainly at -garage</p> <p>F.2. -Cracks were noted in the pavement. The pavement is unlevel and can be a tripping hazard if not corrected, recommend repairs. Mainly at -driveway</p>
Page 17 Item: G	Doors (Interior and Exterior)	<p>G.1. -Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.</p> <p>G.2. -The door is not latching properly. Mainly at -right middle bedroom</p> <p>G.3. -The door sticks in the frame. Mainly at -master/ right middle bedroom</p> <p>G.4. -The door hits frame when closing. Mainly at -2nd floor hallway closet</p> <p>G.5. -Doggie door is a security hazard If it can't be locked.</p> <p>G.6. -Garage door is deteriorating.</p> <p>G.7. -The double doors door has been sealed off. Mainly at -garage</p>

Page 19 Item: H	Windows	<p>H.1. -Sealant is needed around various windows between the window framing and exterior brickwork to help prevent water penetration, recommend checking all windows for proper sealant.</p> <p>H.2. -Screens were missing on the home. Mainly at -2) rear, left</p> <p>H.3. -Springs were not attached or broken on window(s). Mainly at -game room</p> <p>H.4. -Windows lower than 24" in upstairs applications should have a manually operated lock to keep windows from opening more than 4" with out unlatching manual lock. This is designed to help keep children from falling out the window. Mainly at -master bedroom</p> <p>H.5. -Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at -dining room</p>
Page 20 Item: I	Stairways (Interior and Exterior)	<p>I.1. -Rail not extended to wall at the ends. This is a safety concern as clothes or other objects can get caught in this area causing someone to trip and fall.</p> <p>I.2. -The baluster spacing of the stairs and or balcony is greater than the currently recommended four inches. This is a safety hazard as children or pets can get caught between or slip through the balusters. This may have been to code during construction, but may want to upgrade for additional safety.</p>
Page 21 Item: J	Fireplace and Chimney	<p>J.1. -The fireplace firebox and flue are dirty, recommend cleaning.</p> <p>J.2. -There are cracks noted in the liner or base of the firebox, recommend sealing cracks to help prevent further deterioration.</p> <p>J.3. -The mortar in the fire box is deteriorating, recommend repairs.</p> <p>J.4. -There is a gap between the fireplace and the firebox. Recommend sealing the gap for safety.</p>
Page 22 Item: K	Porches, Balconies, Decks, and Carports	<p>K.1. -Minor settlement cracks are noted on the patio.</p> <p>K.2. -There is a gap between the patio and foundation of the home recommend sealing to help prevent water penetration at foundation.</p> <p>K.3. -There is a gap between the porch and foundation of the home recommend sealing to help prevent water penetration at foundation.</p>
Page 23 Item: L	Other	<p>L.1. -Wood or other debris is stacked against the house. Recommend all wood or other materials be separated from the structure to help prevent conducive conditions for wood destroying insects.</p>

ELECTRICAL SYSTEMS

Page 24 Item: A	Service Entrance and Panels	<p>A.1. -There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.</p> <p>A.2. -There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.</p> <p>A.3. -There are pointed screws in the panel cover this is a safety hazard and should be replaced with flat tipped screws to help prevent electrical shock.</p> <p>A.4. -The breakers in the main electrical panel are partially labeled.</p> <p>A.5. -There is at least one filler plate missing on the main electrical panel cover. Recommend adding missing filler plates to help prevent electrical shock.</p> <p>A.6. -There is no visible bond to the ground or neutral bar in the panel box as recommended.</p> <p>A.7. -The ground connection is loose at the ground rod, this could be hazardous, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.</p> <p>A.8. -Electrical feeds were running through the trees, recommend trimming limbs from wires.</p> <p>A.9. -There are wire joints made up in the panel. These should be made up in a junction box, outside of the panel.</p> <p>A.10. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.</p>
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<p>Page 27 Item: B</p>	<p>Branch Circuits, Connected Devices, and Fixtures</p>	<p>B.1. -Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas at time of inspection according to present codes. It is now recommended that Arc-Fault Circuit Interrupters be installed in all habital rooms and that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected. This may not have been required at time of construction if home was built before Sept. 2002, for more information please feel free to call our office and we will get you in touch with your inspector.</p> <p>B.2. -Electrical receptacle(s) are registering no electricity. Mainly at -dining room (blue dot)</p> <p>B.3. -Electrical receptacle(s) are registering reverse polarity. Mainly at -breakfast area (red dot)</p> <p>B.4. -Not all the recommended receptacles are GFCI (Ground Fault Circuit Interrupter) protected for the kitchen.</p> <p>B.5. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the bath. Mainly at -half bath, bathroom, master bath</p> <p>B.6. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the garage.</p> <p>B.7. -GFCI's (Ground Fault Circuit Interrupter) are not installed in this home. These receptacles may not have been required at time of construction but are now installed as a safety feature in kitchens, baths, garage and exterior.</p> <p>B.8. -Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.</p> <p>B.9. -The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor.</p>
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<p>Page 28 Item: A</p>	<p>Heating Equipment</p>	<p>A.1. -There is improper clearance around the flue pipe, the furnace vent should have at least 1" clearance to combustibles.</p>
<p>Page 29 Item: B</p>	<p>Cooling Equipment</p>	<p>B.1. -Seal A/C line entry cover at wall connection to help prevent water penetration.</p> <p>B.2. -There is no electrical receptacle at the A/C condensing unit as recommended.</p> <p>B.3. -The evaporator unit was not manufactured with a secondary drain to release condensation to pan or exterior incase the primary drain line is clogged, recommend adding a high water shutoff to primary condensation line if not present for additional protection.</p>

Page 30 Item: C	Duct system, Chases, and Vents	<p>C.2. -There is a microbial growth noted at the plenum and/or evaporator. This is often caused by a conditioned air leak causing condensation and microbial growth, recommend sealing all air leaks and cleaning all surfaces.</p> <p>C.3. -Duct tape is present on air conditioning & heating system, recommend using approved duct tape (Marked UL181) or aluminum tape for A/C & heating units and ducts.</p> <p>C.4. -The ducts do not have the proper separation. It is recommended that an air gap or insulation be used to separate ducts that are in contact with each other to help prevent condensation.</p> <p>C.5. -Some of the ductwork insulation is damaged or missing in the attic.</p>
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PLUMBING SYSTEM

Page 32 Item: A	Water Supply System and Fixtures	<p>A.1. -The commode is loose from the tank to bowl and needs to be secured to help prevent leaking. Mainly at -bathroom</p> <p>A.2. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.</p> <p>A.3. -Recommend adding or replacing insulation to exterior faucets to help prevent freezing.</p> <p>A.4. -All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.</p> <p>A.5. -The shower head loose. Mainly at -master bath</p> <p>A.6. -Recommend painting all exposed plastic pipe to prevent premature deterioration from UV rays.</p> <p>A.7. -The house is plumbed with the majority of the original galvanized pipe. Galvanized pipes may need future repair or replacement.</p>
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Page 33 Item: B	Drains, Wastes, and Vents	B.3. -The sink drain stopper is not attached. Mainly at -half bath
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Page 34 Item: C	Water Heating Equipment	<p>C.1. -No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.</p> <p>C.2. -There is no drip pan for the water heater installed in the laundry room.</p> <p>C.3. -The water heater T&P (Pop-Off) valve drain line terminates in the home or garage, therefore was not tested.</p> <p>C.4. -There is an unapproved gas valve installed at the water heater.</p>
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APPLIANCES

Page 35 Item: A	Dishwashers	A.1. -Dishwasher drain line missing high loop or air gap in drain line. This helps prevent water from siphoning back into dishwasher from disposal or drain line.
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Page 35 Item: B	Food Waste Disposers	B.1. -Disposal was hard wired, has no disconnect. Disposal should have a cord and plug connection.
Page 37 Item: G	Garage Door Operators	G.1. -The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer. G.2. -The infrared beam for the electric garage door opener is not installed as recommended. Mainly at -left, right
OPTIONAL SYSTEMS		
Page 38 Item: A	Landscape Irrigation (Sprinkler) Systems	A.6. -There is no rain/freeze sensor installed on the sprinkler system. A.7. -Could not locate back flow preventer. A.8. -Sprinkler spray and rotary heads are manually controlled. A.9. -All exterior PVC pipe should be painted to prevent premature deterioration from UV rays. Also recommend sealing all pipes at wall penetrations.