

SajiSpecctions

Property Inspection Report



20115 Twilight Canyon Rd, Katy, TX 77449

Inspection prepared for: Dear Buyer

Date of Inspection: 6/21/2018 Time: 1500

Age of Home: 1996 Size: 1501 Sq Ft

Weather: Clear & Hot

Inspector: Robert M Saji
License #10287

3118 Glastonbury Dr, Pearland, TX 77581

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www.sajispecctions.com

4 years

Saji'Spections, LLC



Your Texas Professional Inspector

ons, LLC



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PROPERTY INSPECTION REPORT

Prepared For: Dear Buyer
(Name of Client)

Concerning: 20115 Twilight Canyon Rd, Katy TX, 77449
(Address or Other Identification of Inspected Property)

By: Robert M Saji, License #10287 6/21/2018
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Post - Tension type foundation (typical for homes built after 1980)

Comments: The foundation IS performing as intended in my opinion..... (At this time, the foundation appears to be supporting the structure and immediate significant repairs are not evident) , Minimal / No signs of foundation settlement were noted or found., No deficiencies were observed at the visible portions of the foundation perimeter., An average of 6 - 8 inch exposed foundation walls were noted or observed., Driveway in good shape for age and wear. No deficiencies found., Minimal damage / deterioration were noted present at the wooden expansion joints between various driveway or walkway sections. Recommend proper repairs or sealing all areas as needed to prevent issues or separation.



OK!
recaulking

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

Comments: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (6) inches within ten (10) feet of the home or building., Low and settled grading was observed along the PERIMETER of the home near the gate. This is typically the cause of no gutters at the eaves of the home resulting in soil erosion and uneven areas., Low / Uneven areas were noted present at the RIGHT of the home. Although minor recommend properly sloping all areas as needed to prevent issues of standing water. A 6 inch slope is required within 10 feet of the home., Highly recommend removing the garden / raised flowerbed at the back left of the home. Present location prevents water drainage as needed to prevent issues or standing water.

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D=Deficient

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C. Roof Covering Materials

Type(s) of Roof Covering: 30 Year Rated Shingles, Fiberglass composite shingles noted.

Viewed From: Ground...Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted.

Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Comments:

- No major system safety or function concerns noted at time of inspection.
- The roof covering for the home is functioning as intended with signs of typical wear / age.
- All flashing appeared to be in good functioning condition.
- Maintenance Tip: Keep gutters cleared of pine needles to prevent downspouts from being clogged and overflow at gutters.
- Leaking / Unsealed gutter sections were noted present at the FRONT area of the eave. Although minor some sealing will likely be needed. (mainly front of the home)



OK!
cleaned
repainted

I=Inspected

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I	NI	NP	D
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OK!

X			X
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D. Roof Structure and Attics

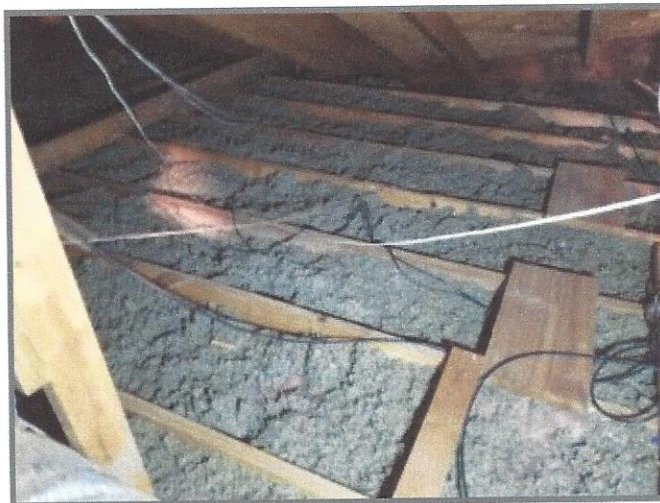
Viewed From:

- Walked deck or safe area

Approximate Average Depth of Insulation: Insulation averages about 6-8 inches in depth • Loose Type Insulation present

Comments:

- The ventilation for the attic area appeared to be adequate. A combination of ridge vents, turbines, fans, or other approved method has been utilized.
- The attic area for the home is functioning as intended with all required structural supports present.
- A pull down ladder was noted present and in good functioning condition.
- Minimal insulation was noted present in the attic area. Recommend installing 12 + inches or as needed to prevent energy loss and achieve wanted efficiency.



Add!

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I	NI	NP	D
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E. Walls (Interior and Exterior)

Wall Materials: Masonry / brick veneer , wood frame construction, wood and / or cedar type siding • Interior walls are made of Drywall

Comments:

- All interior walls appear to be in satisfactory condition.
- All paint areas appeared to be in good functioning condition.
- Seal deterioration / Unsealed areas were noted present at the siding / trim intersection and expansion joints. Recommend proper updates or sealing all areas as needed to prevent issues or water intrusion and further deterioration.



OK!
recaulking

F. Ceilings and Floors

Ceiling & Floor Materials: Ceiling is made of drywall • Carpet type flooring were noted present throughout the home. • Tile and / or vinyl type flooring were noted present throughout the home.

Comments:

- All flooring areas appeared functional and in satisfactory condition, at time of inspection.
- All ceiling areas appear to be functioning as intended with no water damage or stains found or noted at the time of inspection.

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G. Doors (Interior & Exterior)

Comments:

- Some of the interior / exterior doors are not functioning as intended. Some repairs / adjustment will likely be needed to prevent issues or damage to walls.
- The hardware was noted damaged / inoperable for the following doors. Some repairs / updates may be needed:

GARAGE ENTRY DOOR

- The following doors were noted sticking / rubbing or not properly functioning. Although minor some repairs or adjustment will likely be needed:

BACK DOOR ... RUBBING AT THE BOTTOM

- Maintenance Tip: Caulk or grout recommended at door - floor junctions, where applicable, to prevent water that is carried in by foot traffic from entering under the flooring.
- MAINTENANCE: Recommend proper lubrication at the railing and rollers as needed to prevent issues or damage and sticking.
- Damaged / Bent garage door panel was noted present or found. Although minor some repairs or bracing will likely be needed prior to use.



OK!

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H. Windows

Window Types:

- Sliding type windows present
- Windows are made of aluminum

Comments:

• Single pane windows observed. (typically present for homes built prior to 2001) Recommend budgeting for replacement for added efficiency of home. **SOME WINDOWS HAVE BEEN UPDATED**

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- All windows appeared to be in good functioning condition.

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I. Stairways (Interior & Exterior)

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J. Fireplaces and Chimneys

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K. Porches, Balconies, Decks, and Carports

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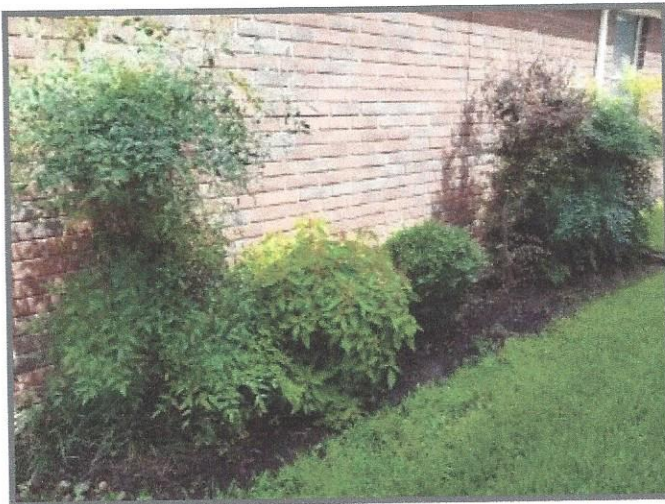
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L. Other (Vegetation)

Materials: Wood type material (typically Pine) • All fence sections and side gate appeared to be in good functioning condition.

Comments:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- **Maintenance Tip:** When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
- Many large tree limbs were noted overhanging the home and its rooftop OR in close proximity. Some trees were also noted in close proximity to the home. Recommend properly cutting / removing all trees and limbs within 5 feet of the home or as needed to prevent issues or damage.
- Minimal signs of foliage was noted in close proximity to the home located on the FRONT of the home. Recommend properly removing all foliage away from the home or as needed to prevent issues or termite / vermin intrusion.



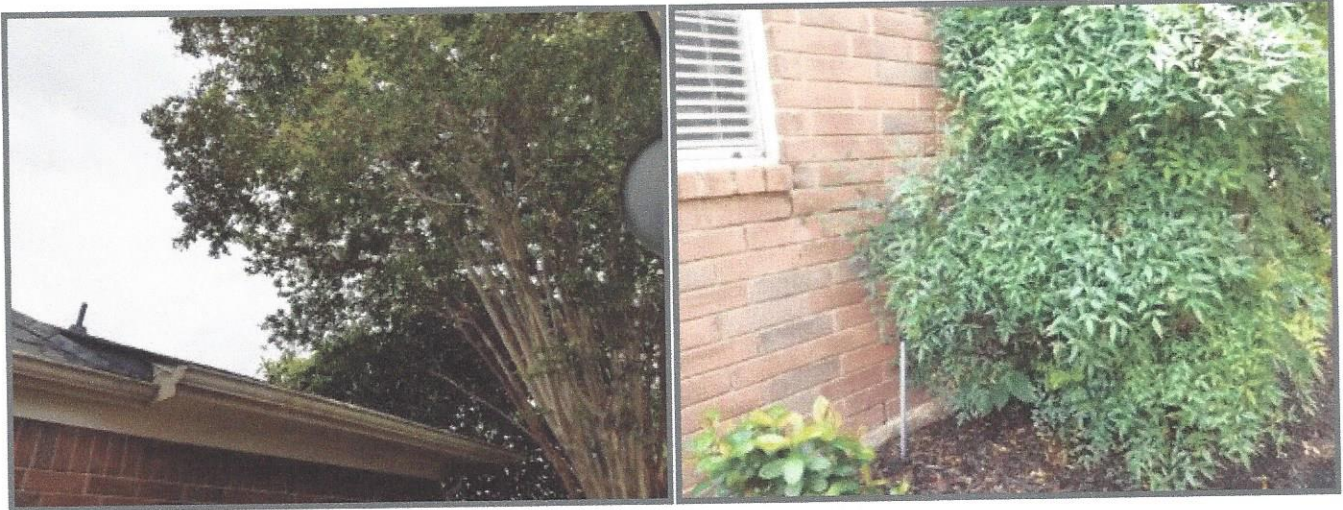
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations: Service entrance is underground • The main electrical panel was noted present at the exterior of the home.

Materials & Amp Rating:

- Copper wiring
- Minimum of 100 amp main breaker is required for residential homes.
- 100 amp main breaker was noted present

Comments:

- No major system safety or function concerns noted at time of inspection at main panel box.
- The main electrical panel was noted of the GE type.
- The main electrical transformer was noted present in the backyard. Although this may be an eye sore this is typical installation for neighborhoods.
- Minimal / Insufficient clearance was noted present at the front of the main electrical panel. (Due to tree branches) Recommend properly removing entire tree as needed to prevent issues or hazard.

OK!

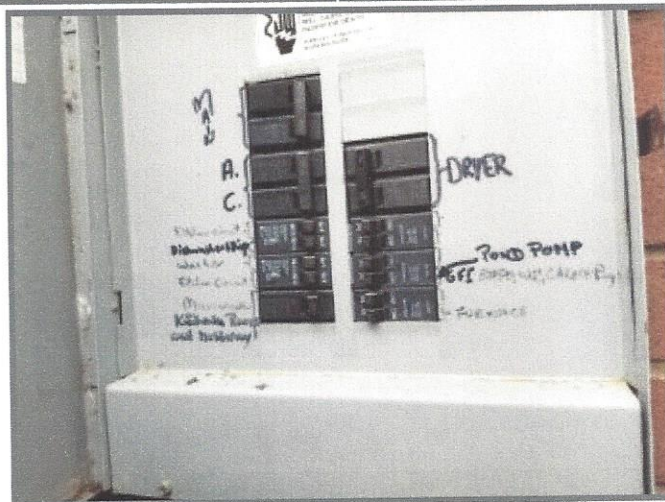
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper non-metallic sheathed cable noted.

Comments:

- All of the circuit breakers appeared to be in good functioning condition.
- The majority of grounded receptacles , were tested and found to be wired correctly.
- GFCI tested and functioned properly.
- All GFCI protected outlets were present as required and appeared to be in good functioning condition.
- The smoke alarm(s) DID operate when tested.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- The door bell IS operating as intended.

OK!

• IMPROVE: There is NO AFCI protection in this house. Bedroom circuits are NOT protected by an ARC fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire. There is the potential for a fire hazard. Recommend a licensed electrician provide an estimate on installing AFCI protection.

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

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

Arc-fault protection can be provided using either of two methods:

1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

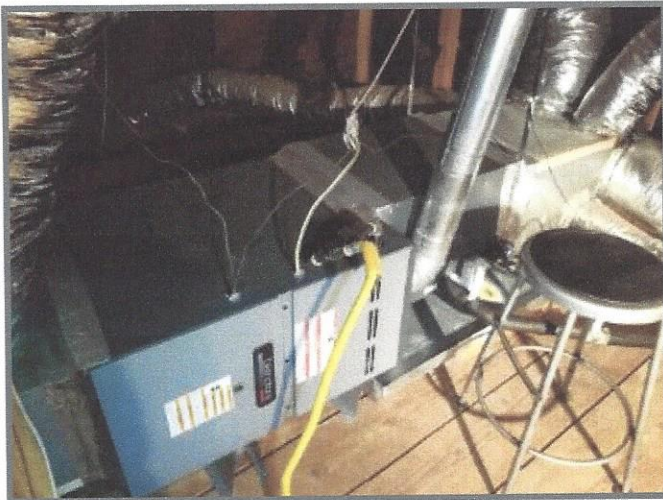
Type of Systems: The home has a split system. • The furnace is located in the attic

Energy Sources:

- The furnace is gas powered.
- Located in a filter grill in an interior area CEILING.
- All filters were noted present and in good functioning condition.
- The filter sizes present for this home are as follows:
- 20X30X1

Comments:

- The furnace has been recently updated with good workmanship found or noted.



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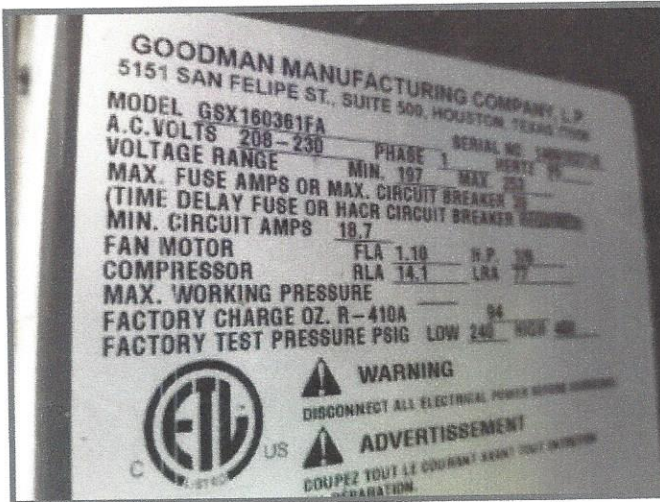
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B. Cooling Equipment

Type of Systems: Electric • The compressor / condensing unit was noted present on the side of the home. • Thermostats: Functional at the time of inspection. • The thermostat was noted present in the following areas:
HALLWAY AREA • The HVAC system appears to have been recently / previously updated.

Comments:

- The insulation on the refrigerant line for the cooling system was noted present and in good condition.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 21 degrees F. This system responded and DID achieve an acceptable differential Temperature.
- MAINTENANCE: Remember to properly clean the primary drain line from the evaporator. (Located in the attic) It is recommended to clean this line with bleach every other month or as needed to prevent clogging / water damage.
- The secondary drain line for the evaporator was noted exiting at the LEFT of the home. (If this pipe ever drips then the primary line is clogged and needs cleaning)



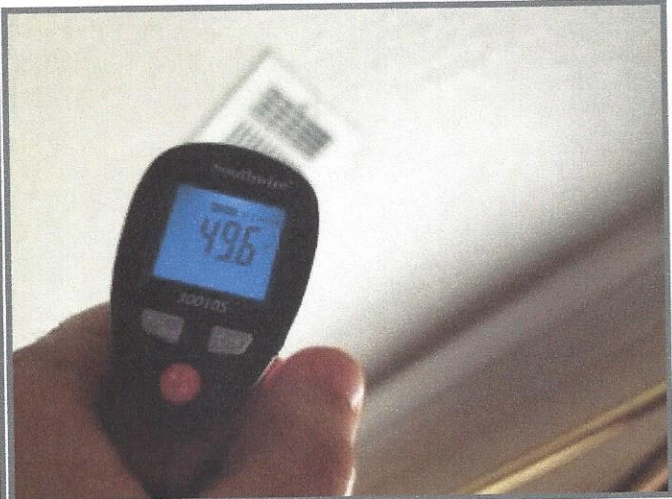
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C. Duct Systems, Chases, and Vents

Comments:

- The return and supply registers appear to be in good functioning condition.
- The air supply system for this homes appears to be functional with good workmanship found.
- Missing / No "pookie" or fiber paint were noted present at the plenum connections. Although no concerns were found recommend properly sealing all areas with this paint as needed to prevent issues or loose connections.

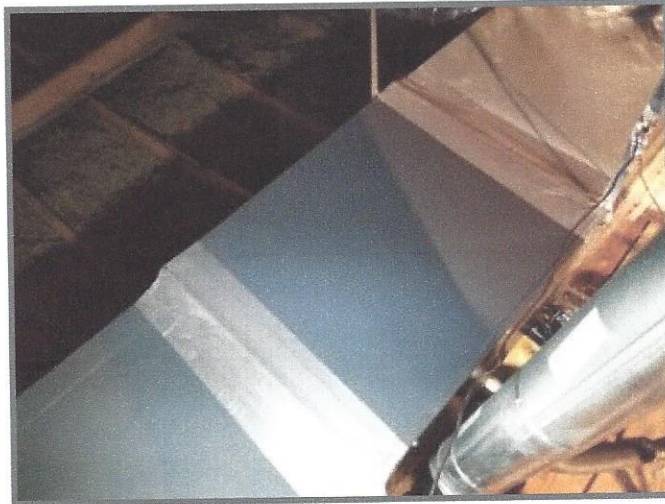
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IV. PLUMBING SYSTEM

I
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 A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of home.
- Required water pressured is between 40 - 80 PSI
- 50 PSI WAS NOTED PRESENT

Location of Main Water Supply Valve:

- Located inside the GARAGE.
 - Copper piping noted.
 - The main water supply line for the home was noted of the following size (minimum of 3/4 inch required):
- 3/4 INCH

Comments:

- OK
- The main drainage cleanout was noted present at the FRONT of the home.
 - All exterior water faucets appeared to be in good functioning condition.
 - All supply and drain pipes were noted in good functioning condition. (No leaks found at the time of inspection)
 - Shower head leak was noted present at the master bathroom. Recommend proper repairs / updates as needed to prevent issues. Current signs of water leak was noted or found at the shower head. Recommend proper repairs or updates as needed to prevent issues or further leaks. (minor)
 - The commodes were observed as functional and in good visual condition.

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X			
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B. Drains, Wastes, and Vents

Comments:

- No issues or concerns found at the time of inspection.

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C. Water Heating Equipment

Energy Source:

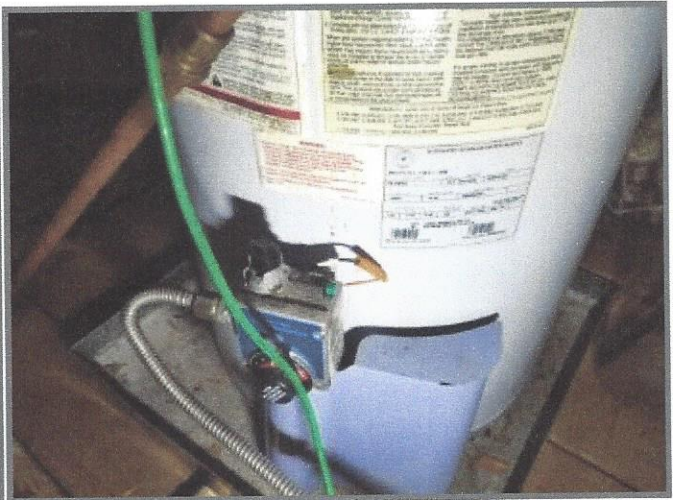
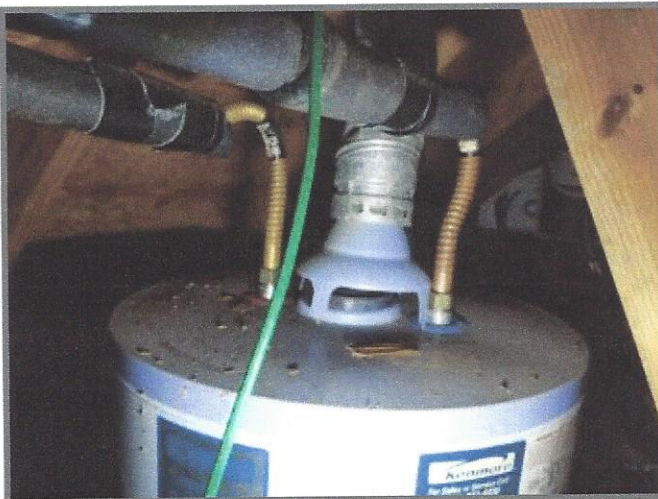
- Water heater is gas powered
- Water heater is located in the attic

Capacity:

- Unit is 40 gallons

Comments:

- The water heater appears to be operating as intended.
- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.
- The metal "B" vent or flue from the heater was noted incorrectly installed / secured. (not properly secured over the exhaust chamber). Signs of overheating have been also found. Recommend proper repairs and updates as needed to prevent issues or hazard.



D. Hydro-Massage Therapy Equipment

E. Other (Counter-tops)

Materials:

- All cabinet areas appeared to be in good functioning condition.

Comments:

- All counter top areas appear to be in good functioning condition.
- Minimal signs of seal deterioration were noted at the kitchen / bathroom countertops. Although minor some repairs / sealing will be needed.

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I	NI	NP	D
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V. APPLIANCES

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A. Dishwashers

Comments:

- The dishwasher is operating as intended.



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B. Food Waste Disposers

Comments:

- The garbage disposal IS operating as intended.
- Garbage disposal type: BADGER 1/3 HP MOTOR

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I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

- The exhaust fan or hood appears to be in good operating condition.



D. Ranges, Cooktops, and Ovens

Comments:

- The range / cooktop is operating as intended.
- Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

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E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Appeared functional, at time of inspection.
- The bath fan was operated and no issues were found.

G. Garage Door Operators

Door Type: Sectional Roll-up door noted. • One 16' aluminum type panel door
Comments:

- The garage door opener was noted present and in good operating condition.
- The safety features required were also noted present with no concerns found.



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I	NI	NP	D
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 H. Dryer Exhaust Systems

Comments:

- The dryer vent appears to be in good functioning condition.
- Both gas and electrical type supply connections were noted present for the dryer.


 I. Other (GM&S)

Observations:

- The main gas meter and valve were noted present on the LEFT side of the home.
- The main gas valve and meter for the home did NOT appear to be bonded. If not bonded recommend proper repairs / updates as needed to prevent issues or shock.

VI. OPTIONAL SYSTEMS

 A. Landscape Irrigation (Sprinkler) Systems

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

 C. Outbuildings

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal (Septic) Systems

VII. GENERAL INFORMATION

A. Attendance

Comments: Buyer / Client present • Seller present

Comments: Single Family Home • Attached Garage • The home or front door faces the following direction:

NORTH • Occupied - Furnished • The utilities were ON at the time of inspection.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> Minimal insulation was noted present in the attic area. Recommend installing 12 + inches or as needed to prevent energy loss and achieve wanted efficiency.
ELECTRICAL SYSTEMS		
Page 13 Item: B	Branch Circuits, Connected Devices, and Fixtures <i>W/A is OK!</i> <i>Inspector missed!</i> <i>1 - kitchen</i> <i>1 - m/bath room</i>	<ul style="list-style-type: none"> IMPROVE: There is NO AFCI protection in this house. Bedroom circuits are NOT protected by an ARC fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire. There is the potential for a fire hazard. Recommend a licensed electrician provide an estimate on installing AFCI protection. Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection. Arc-fault protection can be provided using either of two methods: <ol style="list-style-type: none"> Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.