Jeff M. Spencer
6502 Spencer Drive
Freeport, TX 77541-9440

Phone 979-482-3895
jmsinspections@att.net
TREC 6365

INVOICE

SOLD TO:

Brad Calhoun

TX

INVOICE NUMBER 2018220
INVOICE DATE 11/28/2018

LOCATION 225 Narcissus

REALTOR

DESCRIPTION	PRICE	AMOUNT
General Home Inspection	$420.00	$420.00
Lawn Irrigation System	$20.00	$20.00
	SUBTOTAL	$440.00
	TAX	$0.00
	TOTAL	$440.00
	BALANCE DUE	**$440.00**

Payment of this invoice is due upon receipt. A late payment charge of $120.00 applies when payment is made 10 or more days after inspection or receipt of invoice, whichever occurs latest.

THANK YOU FOR YOUR BUSINESS!

Inspection Report

Prepared for

Brad Calhoun

Concerning

225 Narcissus
Lake Jackson, TX 77566

Jeff M. Spencer, TREC #6365
6502 Spencer Drive
Freeport, TX 77541
979-482-3895
jmsinspections@att.net

Jeff M. Spencer
6502 Spencer Drive
Freeport, TX 77541
(979) 482-3895
jmsinspections@att.net

PROPERTY INSPECTION REPORT

Prepared For: Brad Calhoun
(Name of Client)

Concerning: 225 Narcissus, Lake Jackson, TX 77566
(Address or Other Identification of Inspected Property)

By: Jeff M Spencer, Lic #6365 11/28/2018
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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. 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, bathroom, 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; and
- lack of electrical bonding and grounding.

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 requires 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

Present at Inspection:	☑ Buyer	☐ Selling Agent	☐ Listing Agent	☐ Occupant
Building Status:	☑ Vacant	☐ Owner Occupied	☐ Tenant Occupied	☐ Other
Weather Conditions:	☐ Fair	☑ Cloudy	☐ Rain	Outside Temp: 66 degrees
Utilities On:	☑ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: **For purposes of this report the house most nearly faces west**

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring	☑ Attic Space is Limited - Viewed from Accessible Areas
☑ Floors Covered	☑ Plumbing Areas - Only Visible Plumbing Inspected
☐ Walls/Ceilings Covered or Freshly Painted	☐ Siding Over Older Existing Siding
☐ Behind/Under Furniture and/or Stored Items	☐ Crawl Space is limited - Viewed From Accessible Areas

☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Slab on Grade

Comments: Foundation inspections are limited to observations of accessible interior and exterior structural components. No engineering studies or measurements are made. Factors preventing accurate assessment of structural conditions included but are not limited to painting, repairs, floor/wall coverings, furnishings, soil, foliage, decking and masonry. Some symptoms of foundation movement such as slab cracks, uneven floors, drywall crack and sticking doors can be minor and may not necessarily indicate significant loss of structural integrity. Nonetheless, if such symptoms are of substantial concern, you may with to obtain a second opinion from a qualified structural engineer before closing on the property.

Racking of the den's back door opening indicates that some degree of structural settling may have occurred on the rear grade beam. Sheetrock cracks on walls in center and north second floor bedrooms indicates potential of superstructure settling. Further evaluation by a structural engineer or foundation repair contractor is recommended if record of recent survey or repair cannot be accurately verified.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments: Site drainage, retaining walls around the structure an drain gutters are inspected. Any visible conditions or symptoms that may adversely affect performance of the foundation or structure or indicate water penetration are reported. No geological, topographical or flood plain studies are made or consulted as part of this inspection.

Insufficient clearance is present between finished grade and south and east walls of the house. Ideally, a minimum of 4 inches of clearance should be maintained between brick masonry and finished grade to minimize potential of damage from moisture and wood-destroying insects.

Insufficient clearance is present between finished grade and the south exterior wall of the detached garage, creating elevated risk of damage from moisture and wood-destroying insects. Ideally, a minimum of 6 inches of clearance should be maintained between finished grade and non-masonry exterior wall coverings.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Type(s) of Roof Covering: Fiberglass Asphalt Shingles
Viewed From: Viewed from ladder at eaves

Comments: Roof inspections are limited to visual observations of accessible surfaces. The roof will be inspected from roof level only if access can be made safely without risk of damage to the roof. Certain types of damage such as hail blisters and pinhole leaks as well as poor workmanship such as improper nailing schedule may not be readily visible and may prevent accurate assessment of a roof's condition, particularly during periods of dry weather. No attempt is

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

I	NI	NP	D

made to determine insurability or remaining service life of any roof covering. If roof covering deficiencies are reported or you have concerns about remaining life expectancy, insurability and/or potential for future problems you should contact a qualified roofing contractor.

Roof Coverings

No deficiencies were observed.

Flashings

No deficiencies were observed.

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Entered lower-level attics. Overhead attics in the house and garage were inaccessible due to obstructions above both doors.
Approximate Average Depth of Insulation: Where visible, 8 inches of fiberglass batt insulation
Approximate Average Thickness of Vertical Insulation: Four inches of fiberglass batt insulation

Comments: Inspection is limited to areas that can be safely accessed. Inaccessible components and areas are noted below.

Garage and interior overhead attic doors were not accessible due to overhead obstructions. Obstruction prevented inspection of upper roof structure and insulation. All attic areas should be readily accessible. Improvement is recommended.

Insulation has partially detached from one stud bay on the north wall of the attic accessible in the second floor south bedroom closet, allowing increased thermal transfer between the attic and living area. Improvement is recommended.

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Comments: Comments are limited to issues affecting structural performance or water penetration. Routine maintenance and housekeeping items are not addressed. Inspection of concealed wall flashing details (such as those found around doors, windows and brick ledges) are beyond the scope of this inspection. Heavy foliage, recent redecorating, wall hangings, window treatments, furniture placement and other obstructive items can obscure water stains, mold growth and other types of damage preventing accurate assessment of conditions.

Interior

A sheetrock crack is present in the south wall of the second floor south bedroom at the upper right corner of the window opening. The crack is a type normally associated with superstructure settling. Further evaluation by a structural engineer is recommended.

A sheetrock crack is present in the rear wall of the second floor south bedroom's closet. The crack is a type normally associated with superstructure settling. Further evaluation by a structural engineer is recommended.

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

I	NI	NP	D

Exterior

Flashing is not visible at the marriage line between the chimney and the south exterior wall. Mortar used to seal the chimney chase to the wall is porous and does not provide an effective long-term weather barrier.

Open-cell spray foam used to seal the window unit to the south wall of the rear addition can retain rainwater, causing hidden damage to wall structure and finish. Use of a manufacturer-rated seal kit is recommended.

General

Given the age of the house, presence of lead-based paint is possible. Care should be exercised when undertaking renovations involving sanding or abrasion of painted surfaces, particularly baseboards, cabinets and door/window trim. Refer to the addendum at the end of this report for further information.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments: Issues affecting structural performance, indicative of water penetration or deemed to affect safety of occupants are reported. Routine maintenance/repair items are typically not addressed. Recent redecorating, re-painting, furniture placement and floor coverings can obscure cracks, water stains, mold growth and other types of damage preventing accurate assessment of all conditions present.

Ceilings

Water stains are present on the laundry room ceiling adjacent to the water heater flue secondary to previous leakage through the water heater's flue flashing. The drip cap appeared to be properly sealed the water heater flue at the time of inspection.

A water stain is present on the second floor center bedroom's ceiling near the center of the

front wall. The stain was dry at the time of inspection. Further evaluation by a roofing contractor is recommended if record of repair cannot be verified.

Floors

Second floor guard rails do not contain intermediate rails or ornamental closures which prevent passage of a sphere 4 inches or more in diameter as required.

Floor Coverings

No deficiencies were observed.

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

Exterior

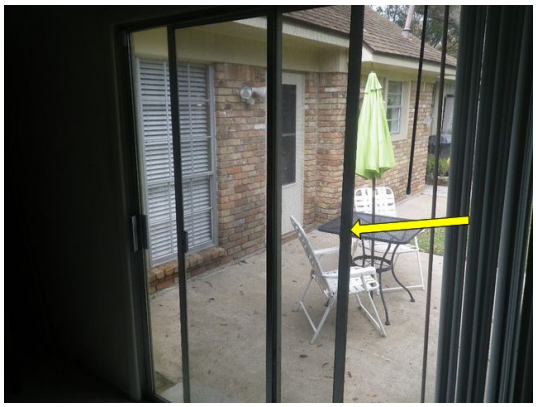
The den's exterior door jamb is racked, making the door extremely difficult to open. Adjustment is recommended.

Handles/knobs are not installed on the den's storm door.

The active panel of the sliding glass door is installed on the exterior side of the door's frame. The panel can be lifted out of the frame to gain access to living area. Re-installation in proper orientation or installation of a cam lock is recommended.

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

I	NI	NP	D



Interior

No deficiencies were observed.

Garage

No deficiencies were observed.

Attic

Both overhead attic doors are inaccessible due to overhead obstructions. Improvement is recommended.

☑ ☐ ☐ ☑ **H. Windows**

A projectile hole is present in 1 light pane of the kitchen window. One sash pane is cracked. Replacement of affected panes is recommended.

A projectile hole is present in one pane on the right sash of the den window. Replacement is recommended.

A projectile hole is present in 1 light pane on the formal dining room window.

The bottom light pane is cracked in the center window of the south group on the east wall of the sunroom.

Sashes listed below could not be opened using normal force. Repair is recommended if use of affected windows is anticipated. Locations include:

- Left sash on the north wall of the sunroom;
- Right sash on the east wall of the sunroom;
- Center and right sashes of the south group of windows on the east wall of the sunroom

Balance springs have detached from windows listed below, making sashes subject to fall when raised. Repair is recommended if use of the windows is anticipated. Locations include:

- Right sash of the north group of windows on the north wall of the sunroom;
- Center sash of the north group of windows on the east wall of the sunroom;

Screens are missing from windows listed below. Replacement is recommended if use of the windows is anticipated. Locations include:

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

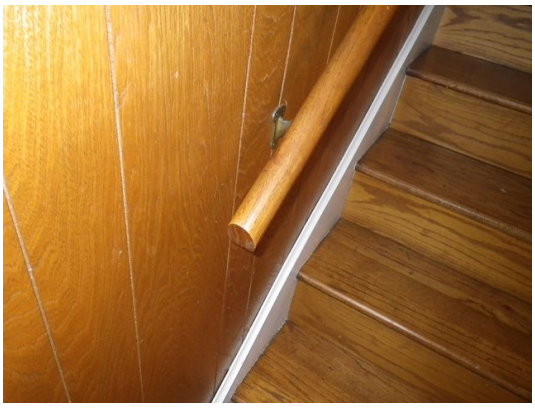
I	NI	NP	D

- Both den windows;
- Grade floor front bedroom;
- Master bathroom;
- Right sash of the second floor north bedroom window.
- Both sashes of the second floor south bedroom window.

Impact protection for windows is not present on site. Storm panels and associated mounting hardware are required in the absence of impact-resistant glazing. Windows are not etched or marked to indicate that they contain impact-resistant glass.

☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

Stairway handrails are improperly terminated. The handrail should return to the wall or terminate at a newel post or safety terminal. Handrails should be continuous for the run of each flight.



☐ ☑ ☑ ☐ **J. Fireplaces and Chimneys**

Comments: Chimneys are inspected as/where accessible. Frequently, upper portions of flues are not accessible and cannot be inspected due to presence of flue caps or spark arrestor screens of which removal is not attempted. Chimneys in excess of 50 years old should be further inspected by a fireplace specialist that is certified to perform a Level II chimney inspection. Drafting of fireplaces and chimney is not measured or assessed..

Fireplace

No deficiencies were observed.

Chimney

No deficiencies were observed.

☑ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

No deficiencies were observed.

☑ ☐ ☐ ☐ **L. Cabinets and Countertops**

No deficiencies were observed.

☐ ☑ ☑ ☐ **M. Other**

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Service Drop Wires

No deficiencies were observed.

Service Entrance Wires

Type of Service: 2-wire single-phase (non-grounding)
Type of Wiring: Copper
Wire Size: 4 AWG

Service entrance wires appear properly sized relative to system ampacity.

Service Panel

Type of Panel: Breaker switch
Maximum Amperage: 125 amperes
Main Breaker/Fuse/Disconnect Amperage: 90 amperes

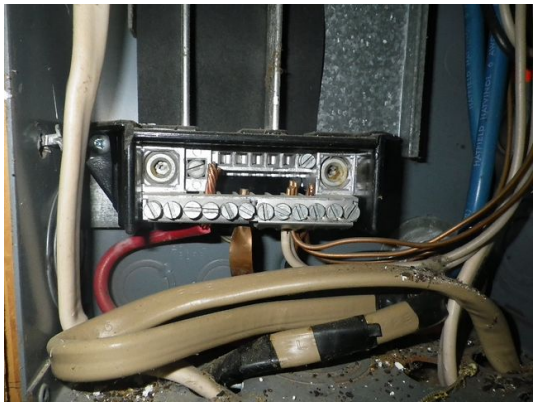
Electrical service is undersized. A 90-ampere main disconnect is installed; current codes require a service rating of a minimum of 100 amperes. Further evaluation by a licensed electrician familiar with residential load calculations is recommended.

Uses of circuit breakers are not completely marked on the panel directory as required. Improvement is recommended.

The panel and breakers are Zinsco brand products that are no longer in production. Replacement components are becoming expensive and are difficult to locate. Industry professionals consider these panels to be problematic due to their use of aluminum bus bars. Over time, oxidation of the aluminum causes increased resistance at breaker connections that can cause overheating and accelerated wear of components. Expert testing on this equipment has shown that circuit breakers do not trip about 25% of the time when exposed to overcurrent - risking overheating, fire and other hazards. The failure rate of competitive-brand circuit breakers is much less than 1%. Further evaluation of this panel by a qualified electrician is recommended.

System Grounding

Branch circuits in the switch panel are improperly grounded ahead of the electrical system's main disconnect; ground and neutral wires are co-mingled on panel bus bars. Branch circuit ground and neutral wires should connect to separate, un-bonded switch panel bus bars and ground and neutral paths should conduct separately to the service panel.



Feeder Wires

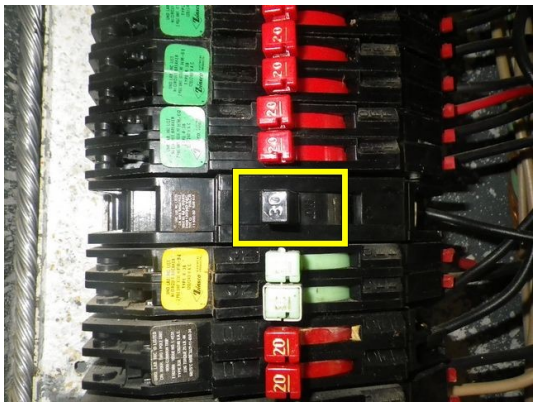
No deficiencies were observed.

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

I	NI	NP	D

Switch Panels

Laundry Room Switch Panel



The switch panel does not contain sufficient means of full electrical disconnect. A total of 14 circuits are installed in the panel without a main disconnect breaker. Full electrical disconnect should be achieved by 6 or fewer hand movements. Repair or replacement of the panel by a licensed electrician is recommended.

A single-pole 30-ampere breaker switch is installed in the switch panel. There are no devices installed in the house requiring 120-volt, 30-ampere service. Replacement with a properly sized/rated breaker switch compatible with ampacity of connected devices is recommended.

The double-pole 40-ampere breaker at the bottom of the panel has a poor connection with the bus bar, creating risk of resistance heating.

The panel and breakers are Zinsco brand products that are no longer in production. Replacement components are becoming expensive and are difficult to locate. Industry professionals consider these panels to be problematic due to their use of aluminum bus bars. Over time, oxidation of the aluminum causes increased resistance at breaker connections that can cause overheating and accelerated wear of components. Expert testing on this equipment has shown that circuit breakers do not trip about 25% of the time when exposed to overcurrent - risking overheating, fire and other hazards. The failure rate of competitive-brand circuit breakers is much less than 1%. Further evaluation of this panel by a qualified electrician is recommended.

Rear Addition Switch Panel

Uses of circuit breakers are not completely marked on the panel directory as required. Improvement is recommended.

Pointed screws used to secure the dead front to the panel enclosure are not rated for use on service equipment; they are subject to penetrate wire insulation, creating risk of dead short. Replacement with blunt-tipped screws rated for use on service equipment is recommended.

Access to the panel is obstructed by shelving and has potential to be hidden by stored items. A clear area with a minimum of 6 feet, six inches height, 36 inches depth and 30 inches width should be maintained around service panels to facilitate maintenance and repairs.

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

I	NI	NP	D

The panel and breakers are Zinsco brand products that are no longer in production. Replacement components are becoming expensive and are difficult to locate. Industry professionals consider these panels to be problematic due to their use of aluminum bus bars. Over time, oxidation of the aluminum causes increased resistance at breaker connections that can cause overheating and accelerated wear of components. Expert testing on this equipment has shown that circuit breakers do not trip about 25% of the time when exposed to overcurrent - risking overheating, fire and other hazards. The failure rate of competitive-brand circuit breakers is much less than 1%. Further evaluation of this panel by a qualified electrician is recommended.

Shed Switch Panel

Uses of circuit breakers are not completely marked on the panel directory as required. Improvement is recommended.

The panel and breakers are Zinsco brand products that are no longer in production. Replacement components are becoming expensive and are difficult to locate. Industry professionals consider these panels to be problematic due to their use of aluminum bus bars. Over time, oxidation of the aluminum causes increased resistance at breaker connections that can cause overheating and accelerated wear of components. Expert testing on this equipment has shown that circuit breakers do not trip about 25% of the time when exposed to overcurrent - risking overheating, fire and other hazards. The failure rate of competitive-brand circuit breakers is much less than 1%. Further evaluation of this panel by a qualified electrician is recommended.

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments: Inspections are limited to visible and readily accessible components (i.e., fixtures and devices on high ceilings/eaves or behind furniture may not be inspected). Cosmetic items such as broken or missing fixture glass are generally not reported. Test buttons on smoke detectors that are integrated with centrally monitored security systems are not operated unless current owners can confirm that alarm functions are disabled prior to testing. Low voltage wiring systems such as landscape lighting and fixtures operated by dusk/dawn and movement sensors are not tested for operability beyond signs of visible damage.

Distribution Wires

Non-metallic sheathed wire exposed in the cabinet above the microwave oven is not rated for unprotected installation and is subject to damage from stored items. The wire should be contained in flexible metal conduit or equivalent.

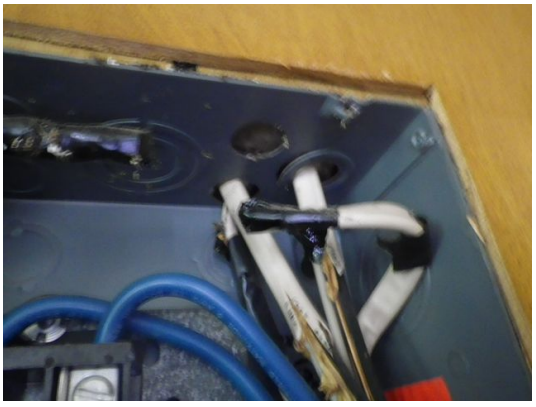
Unprotected connections are present on wire serving the garage ceiling fan. All wire connections should be contained in covered junction boxes that are secured to structure. All instances should be identified and repaired by an electrician.

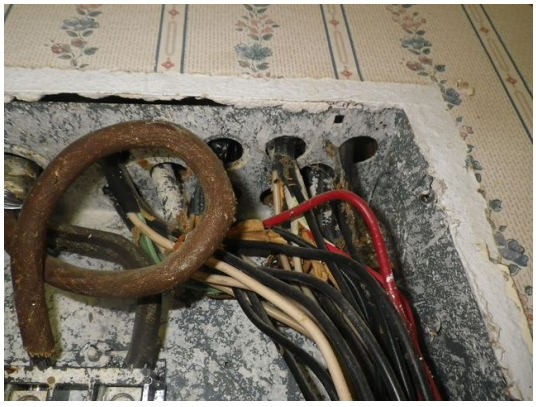
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Non-metallic sheathed wires surface-mounted on the south and east interior wall of the garage are not rated for unprotected installation and are subject to damage from stored items. The wires should be contained in conduit or routed within the wall cavity.

Wires entering switch panels are not protected by bushings or wire clamps as required, making them subject to abrasion damage on knockout edges.





Outlets

The north outlet on the rear wall of the master bedroom is un-grounded.

Installation of ground fault circuit interrupter (GFCI) devices on kitchen, bathroom, garage and grade-level exterior outlet circuits is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The house was built prior to adoption of construction codes mandating installation of GFCI devices.

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

I	NI	NP	D

Switches

Light switches serving the second floor bathroom ceiling light and bathroom heater are installed within the tub enclosure, creating elevated risk of electrocution. Relocation outside of the tub enclosure is recommended.

Fixtures

Bare-bulb luminaire fixtures installed in closets are no longer rated for use in living areas. Use of fixtures providing bulb protection is recommended.

Installation of smoke detectors in each sleeping room and near the kitchen is recommended.

Installation of carbon monoxide detectors is recommended due to presence of gas-fueled appliances.

Faceplates

Faceplates are missing from the outlet in the cabinet above the microwave oven and garage outlets and switches. Replacement is recommended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

North Heating Equipment

Type of System: Induced Draft Furnace
Nominal Input Capacity: 110,000 Btu/h — *Nominal AFUE:* 80.0
Energy Source: Gas — *Year of Manufacture:* 2014

South Heating Equipment

Type of System: Induced Draft Furnace
Nominal Input Capacity: 44,000 Btu/h — *Nominal AFUE:* 80.0
Energy Source: Gas — *ear of Manufacture:* 2014

Comments: Heating system inspections are limited to visual, audible and operational characteristics observed on accessible equipment. While access covers are removed whenever possible, no dismantling of operating components is conducted as part of this inspection. Frequently, components such as heat exchangers are not fully accessible or visible, preventing exhaustive inspection of their condition. Ancillary equipment such as humidifiers, air purifiers, zoning dampers, heat reclamation devices and electronic air filters are not operated except as they may normally operate in conjunction with the heating system.

Both furnaces operated normally using manual controls.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

North Cooling Equipment

Type of System: Central Forced Air Systems
Nominal Input Capacity: 4 tons — *Nominal SEER:* 14.0
Energy Source: Electricity — *Year of Manufacture:* 2005

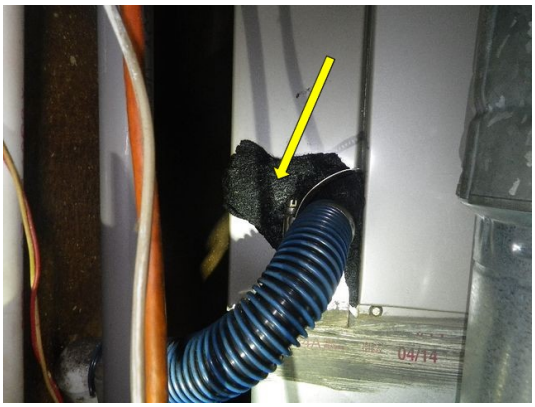
South Cooling Equipment

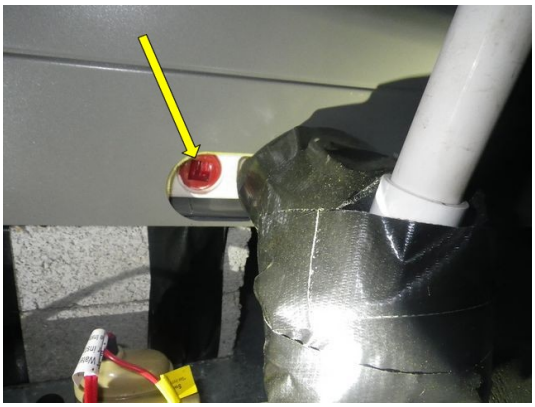
Type of System: Central Forced Air System
Nominal Input Capacity: 2 tons — *Nominal SEER:* 14.0
Energy Source: Electricity — *Year of Manufacture:* 2014

Comments: Air conditioning system inspections are limited to visual, audible and operational characteristics observed at accessible equipment. Major components such as the evaporator coil may not be fully accessible, preventing accurate assessment of their conditions. Refrigerant pressure and leak tests are beyond the scope of this inspection and should only be performed by a properly licensed HVAC technician. No dismantling of operating components is conducted as

part of this inspection. Cooling efficiency of window/through-the-wall cooling systems is not determined

Secondary drains in evaporator coil housings of both HVAC systems are not tapped and plumbed to discharge into auxiliary drain pans as required. This condition could allow excess condensate retention in the event of primary drain obstruction that could result in accelerated corrosion of evaporator coil enclosures. Installation of drains terminating in both auxiliary drain pans is recommended.





The dryer filter on refrigerant tubing of the south HVAC system is heavily rusted. Repair is recommended prior to rust-through that can cause loss of refrigerant.

Both air conditioners operated normally using manual controls.

☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
No deficiencies were observed.

☑ ☐ ☐ ☐ **D. Thermostats**
No deficiencies were observed.

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☐ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter: Southwest corner of subject property
Location of main water supply valve: South exterior wall of house
Static water pressure reading: 47 psi
Type of plumbing: PVC/CPVC

Comments: Inaccessible plumbing system components such as those in wall and floor cavities, inaccessible attic areas and buried exterior pipes are not inspected. No excavation is conducted to determine conditions of buried plumbing. Main shut-off valves and fixture stop valves are not operated due to risk of property damage in the event of failure. Water mains, water softeners and water purification systems are not operated and are not inspected beyond those items that can be identified as missing or broken.

Supply Plumbing

No deficiencies were observed.

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

I	NI	NP	D

Fixtures

No deficiencies were observed.

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Comments: Exclusions enumerated in section IV.A above are also applicable drain, waste and vent plumbing. Inaccessible drains are not inspected.

The drain stop is missing from the master bathroom lavatory.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Input Capacity: 40,000 Btu/h *Water Capacity:* 40 gallons

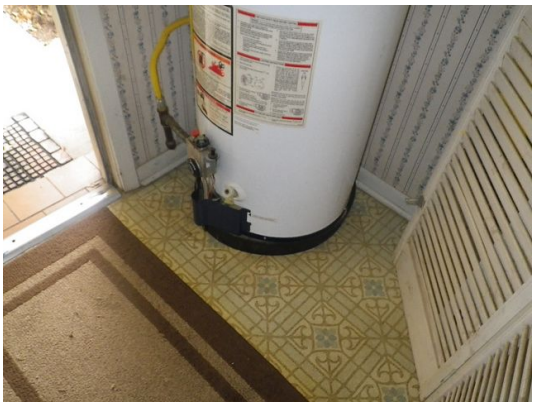
Energy Source: Gas Year of Manufacture: 2011

Comments: Temperature/pressure relief valves are operated only when they are properly connected to a drainpipe and are in compliance with current safety standards. Solar and geothermal water heating systems are not inspected.

A discharge tube is not installed on the temperature/pressure relief valve as required. Installation of a discharge tube terminating between 6 and 24 inches of the floor or to the exterior of the structure is recommended.

Installation of a drained safety pan is recommended. A safety pan should be present when a water heater is installed in a location where leakage could cause damage to structure or finish.

The water heater rumbles during operation secondary to mineral build-up within the tank.



☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

☐ ☑ ☑ ☐ **E. Other**

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

The dishwasher did not fill with water at the beginning of a wash cycle. Given the age of the unit, replacement is most likely more cost effective than undertaking repair.

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

I	NI	NP	D	

☑ ☐ ☐ ☐ **B. Food Waste Disposers**
No deficiencies were observed.

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**
Air leaks into the cabinet above the microwave oven during fan operation, indicating improper fit and sealing of the transition on the exhaust duct. Repair is recommended.

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**
The cooktop's right front rheostat switch is inoperative.

The oven door seal leaks and is in need of replacement.

☑ ☐ ☐ ☐ **E. Microwave Ovens**
No deficiencies were observed.

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**
The fan on the master bathroom heater is marginally operative. The units protective screen is missing. Replacement of the heater is recommended.

☑ ☐ ☐ ☐ **G. Garage Door Operators**
No deficiencies were observed.

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
No deficiencies were observed.

☐ ☑ ☑ ☐ **I. Other**

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**

Zones 7, 8 and 10 did not respond to manual selection, indicating potential failure of solenoid valves. Further evaluation by a licensed lawn irrigation contractor is recommended.

☑ ☐ ☐ ☑ **B. Outbuildings**

Deflection is visible in roof structure of the detached garage. Further evaluation by a structural engineer is recommended.

Sheetrock has been damaged by impact on the garage's north interior wall. Repair is recommended.

Mold growth is present on the garage ceiling, located near the ceiling center near the garage door opening and near the rear wall. The areas were dry at the time of inspection. No visible damage was present on corresponding roof surfaces and it appears that the condition pre-dates the most recent installation of roof coverings. Further evaluation is recommended if record of previous repair cannot be conclusively validated.

☑ ☐ ☐ ☑ **C. Gas Supply Systems**

Gas is leaking from the regulator on the gas meter. Gas odors are detectable throughout the south yard area. The gas utility should be contacted for repair/meter replacement.

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

I	NI	NP	D

Gas tubing is installed on-grade adjacent to the south exterior wall, making it subject to damage from lawn maintenance equipment. The tubing should be buried at a minimum of 18 inches depth.

ADDENDUM: LEAD BASED PAINT INFORMATION

Lead-based paint is hazardous to your health.

Lead-based paint is a major source of lead poisoning for children and can also affect adults. In children, lead poisoning can cause irreversible brain damage and can impair mental functioning. It can retard mental and physical development and reduce attention span. It can also retard fetal development even at extremely low levels of lead. In adults, it can cause irritability, poor muscle coordination, and nerve damage to the sense organs and nerves controlling the body. Lead poisoning may also cause problems with reproduction (such as a decreased sperm count). It may also increase blood pressure. Thus, young children, fetuses, infants, and adults with high blood pressure are the most vulnerable to the effects of lead.

Children should be screened for lead poisoning.

In communities where the houses are old and deteriorating, take advantage of available screening programs offered by local health departments and have children checked regularly to see if they are suffering from lead poisoning. Because the early symptoms of lead poisoning are easy to confuse with other illnesses, it is difficult to diagnose lead poisoning without medical testing. Early symptoms may include persistent tiredness, irritability, loss of appetite, stomach discomfort, reduced attention span, insomnia, and constipation. Failure to treat children in the early stages can cause long-term or permanent health damage.

The current blood lead level which defines lead poisoning is 10 micrograms of lead per deciliter of blood. However, since poisoning may occur at lower levels than previously thought, various federal agencies are considering whether this level should be lowered further so that lead poisoning prevention programs will have the latest information on testing children for lead poisoning.

Consumers can be exposed to lead from paint.

Eating paint chips is one way young children are exposed to lead. It is not the most common way that consumers, in general, are exposed to lead. Ingesting and inhaling lead dust that is created as lead-based paint "chalks," chips, or peels from deteriorated surfaces can expose consumers to lead. Walking on small paint chips found on the floor, or opening and closing a painted frame window, can also create lead dust. Other sources of lead include deposits that may be present in homes after years of use of leaded gasoline and from industrial sources like smelting. Consumers can also generate lead dust by sanding lead-based paint or by scraping or heating lead-based paint.

Lead dust can settle on floors, walls, and furniture. Under these conditions, children can ingest lead dust from hand-to-mouth con- tact or in food. Settled lead dust can re-enter the air through cleaning, such as sweeping or vacuuming, or by movement of people throughout the house.

Older homes may contain lead based paint.

Lead was used as a pigment and drying agent in "alkyd" oil based paint. "Latex" water based paints generally have not contained lead. About two-thirds of the homes built before 1940 and one-half of the homes built from 1940 to 1960 contain heavily-leaded paint. Some homes built after 1960 also contain heavily-leaded paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the U.S. Consumer Product Safety Commission lowered the legal maximum lead content in most kinds of paint to 0.06% (a trace amount). Consider having the paint in homes constructed before the 1980s tested for lead before renovating or if the paint or underlying surface is deteriorating. This is particularly important if infants, children, or pregnant women are present.

Consumers can have paint tested for lead.

There are do-it-yourself kits available. However, the U.S. Consumer Product Safety Commission has not evaluated any of these kits. One home test kit uses sodium sulfide solution. This procedure requires you to place a drop of sodium sulfide solution on a paint chip. The paint chip slowly turns darker if lead is present. There are problems with this test, however. Other metals may cause false positive results, and resins in the paint may prevent the sulfide from causing the paint chip to change color. Thus, the presence of lead may not be correctly indicated. In addition the darkening may be detected only on very light-colored paint.

Another in-home test requires a trained professional who can operate the equipment safely. This test uses X-ray fluorescence to determine if the paint contains lead. Although the test can be done in your home, it should be done only by professionals trained by the equipment manufacturer or who have passed a state or local government training course, since the equipment contains radioactive materials. In addition, in some tests, the method has not been reliable.

Consumers may choose to have a testing laboratory test a paint sample for lead. Lab testing is considered more reliable than other methods. Lab tests may cost from $20 to $50 per sample. To have the lab test for lead paint, consumers may:

- ? Get sample containers from the lab or use re-sealable plastic bags. Label the containers or bags with the consumer's name and the location in the house from which each paint sample was taken. Several samples should be taken from each affected room (see HUD Guidelines discussed below).

- ? Use a sharp knife to cut through the edges of the sample paint. The lab should tell you the size of the sample needed. It will probably be about 2 inches by 2 inches.
- ? Lift off the paint with a clean putty knife and put it into the container. Be sure to take a sample of all layers of paint, since only the lower layers may contain lead. Do not include any of the underlying wood, plaster, metal, and brick.
- ? Wipe the surface and any paint dust with a wet cloth or paper towel and discard the cloth or towel.

The U.S. Department of Housing and Urban Development (HUD) recommends that action to reduce exposure should be taken when the lead in paint is greater than 0.5% by lab testing or greater than 1.0 milligrams per square centimeter by X-ray fluorescence. Action is especially important when paint is deteriorating or when infants, children, or pregnant women are present. Consumers can reduce exposure to lead-based paint.

If you have lead-based paint, you should take steps to reduce your exposure to lead.

You can:

1. Have the painted item replaced.

You can replace a door or other easily removed item if you can do it without creating lead dust. Items that are difficult to remove should be replaced by professionals who will control and contain lead dust.

2. Cover the lead-based paint.

You can spray the surface with a sealant or cover it with gypsum wallboard. However, painting over lead-based paint with non-lead paint is not a long-term solution. Even though the lead-based paint may be covered by non-lead paint, the lead-based paint may continue to loosen from the surface below and create lead dust. The new paint may also partially mix with the lead-based paint, and lead dust will be released when the new paint begins to deteriorate.

3. Have the lead-based paint removed.

Have professionals trained in removing lead-based paint do this work. Each of the paint-removal methods (sandpaper, scrapers, chemicals, sandblasters, and torches or heat guns) can produce lead fumes or dust. Fumes or dust can become airborne and be inhaled or ingested. Wet methods help reduce the amount of lead dust. Removing moldings, trim, window sills, and other painted surfaces for professional paint stripping outside the home may also create dust. Be sure the professionals contain the lead dust. Wet-wipe all surfaces to remove any dust or paint chips. Wet-clean the area before re-entry.

You can remove a small amount of lead-based paint if you can avoid creating any dust. Make sure the surface is less than about one square foot (such as a window sill). Any job larger than about one square foot should be done by professionals. Make sure you can use a wet method (such as a liquid paint stripper).

4. Reduce lead dust exposure.

You can periodically wet mop and wipe surfaces and floors with a high phosphorous (at least 5%) cleaning solution. Wear waterproof gloves to prevent skin irritation. Avoid activities that will disturb or damage lead based paint and create dust. This is a preventive measure and is not an alternative to replacement or removal.

Contact your state and local health departments lead poisoning prevention programs and housing authorities for information about testing labs and contractors who can safely remove lead-based paint. The U.S. Department of Housing and Urban Development (HUD) prepared guidelines for removing lead-based paint. Ask contractors about their qualifications, experience removing lead-based paint, and plans to follow these guidelines.