

PROPERTY INSPECTION REPORT

“AROUND THE HOUSE” HOME INSPECTIONS



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Prepared For: Devon and Chris Cannata

Concerning: 38 Twin Valley Drive, Sugar Land, TX 77479

By: David J. Stiles Inspector Lic. #7308 8/11/2020

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 an 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

I=Inspected

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I NI NPD

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 action, 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.

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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;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- 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 NOT 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.

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For orientation of this report and coordination of observations “Around the House”, terminology such as “Front” will refer to the front of the house, “Right Side” will refer to the right side of the house as described from the front of the house, “Right Front” will describe an area of observation in the general vicinity of the right side of the house at the front of the house.

IMPORTANT AGREEMENTS AND LIMITATIONS

1. WHAT I DO:

- I tell you whether each item we inspect properly performs the function initially intended, or if it is in need of repair.
- I perform our inspection in a good and workmanlike manner. ALL OTHER WARRANTIES ARE DISCLAIMED
- If you have a question, please bring it to my attention so I can explain what was observed about the item.

2. WHAT I DO NOT DO:

- I DO NOT make guarantees, warranties, or insure the future performance or condition of any item. If you would like a warranty, guarantee or insurance policy, you must obtain it from a warranty or insurance company. Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear.
- I DO NOT inspect any items, which I cannot see in a normal inspection. For example, I do not move furniture, rugs, paintings, or other furnishings. I do not uncover buried pipes or items. I cannot see items covered by wallpaper, flooring or plants. Repair or remodeling may hide evidence of prior damage or defects. I do not dismantle equipment to inspect component parts. I do suggest that you ask the seller about repairs, covered up items, or previous problem.
- I DO NOT inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though, items in both might be performing functionally as intended.
- I DO NOT hold myself out to be an engineer or specialist for any particular item. I am a general real estate inspection company offering an opinion from visual observations based on my training and experience as a professional home inspector. If I report that an item is not performing its intended function, or needs repair, or shows evidence of prior damage, I urge you to have that item examined by a specialist before purchasing the house.
- I DO NOT give estimates of the cost to repair any item.
- I DO NOT make recommendations on whether you should purchase the home for which this inspection is conducted.

3. WHAT YOU MUST DO:

- If you have any complaint about our inspection, YOU MUST notify me in writing within seven days after you discover any problem, and let me reinspect it before changing the condition, except in emergencies and to abate emergency conditions.
- If I report that an item is in need of immediate repair, is not performing its’ intended function or shows past damage and you intend to purchase the property anyway, YOU FIRST SHOULD have the item examined by specialist.

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- YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED in liability to myself and “Around the House” Home Inspections to the amount of the inspection fee.**
- If you bring a law suit as a result of this inspection but do not prevail, you agree to pay my attorney’s fee.
- YOU REPRESENT to me that (1) the inspector has not made any oral representation that are different from or in addition to what is written in his report, and (2) you agree to each provision of this report by relying on it in any way, whether or not you sign it.
- YOU MUST NOT allow anyone else to use or rely on this report without my prior written consent.

You acknowledge that I hereby notify you that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real Estate Commissions mailing address and telephone number is 1101 Camino Lacoste, Austin, Texas 78752, (512) 465-3960.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION. THIS REPORT IS OUR INVOICE.

FOUNDATION INFORMATION

Most of Texas soil is expansive type clay. Proper care of your home’s foundation is very important in preserving the integrity of the structure. Clay soils tend to expand when wet and contract when dry. The rate of expansion and contraction can be significant at times depending on the season. This requires that an even and consistent level of moisture be maintained around the entire house. Defects in foundations can occur when the structure settles differentially rather than as a whole unit. Listed below are a few suggestions that may be help in your foundation maintenance program.

1. Maintain the grading and the beds around the foundation so that it gently slopes away from the structure. A 6” drop for each 10’ of run away from the house is an acceptable method of measuring proper drainage sloping.
2. If the house has guttering, be sure that all run-off is diverted well away (3-5 feet) from the foundation.
3. Depending on the soil composition around your home, the foundation may need to be watered evenly around the entire structure.
4. Depending on the soil composition around your home an effective way to provide consistent and even watering is to place soaker hoses around the entire perimeter and to water evenly at each interval.
5. Do not let water stand or puddle adjacent to the foundation.
6. Do not allow the soil to dry to the point of cracking or pulling away from the foundation.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection commenced at approximately 7:15 AM. The weather was sunny and hot with no rain falling prior to or during the immediate inspection period. Temperature at the time of the inspection was approximately 86°F and soil conditions were dry.

Bullet Legend:

- Important deficiencies and/or corrections recommended.
- ✚ For informational purposes.



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I. STRUCTURAL SYSTEMS

X X

A. Foundations

Type of Foundation(s): Post Tension Cable Concrete Slab

Comments: A professional foundation contractor and/or licensed structural engineer should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector the foundation appeared to be functioning as intended at the time of this limited visibility inspection except as noted by example(s):

- *It has been stated that...*Previous foundation repairs/adjustments have been made to this home. A transferrable warranty may be available from the current owner and repair company. It may be beneficial to have the foundation company evaluate the foundation during the option period.
- The front porch step edge is damaged with failing brick structure.



I=Inspected

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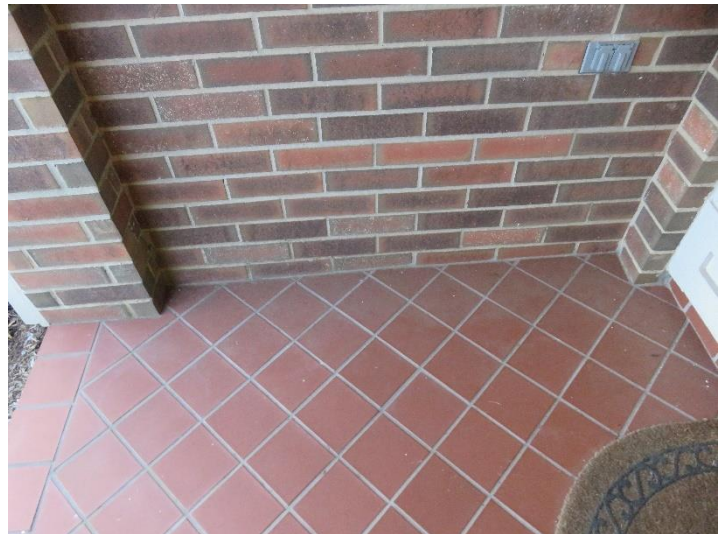
NP=Not Present

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- The front porch lacks weep holes at the wall/foundation.

Required example and current installations



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- A post tension foundation cable end is exposed. Allowing this cable end(s) to remain exposed to moisture and weather elements could eventually cause the cable to weaken and possibly lose strength. Evaluation by a professional foundation contractor familiar with decay of post tensions cables may be required. All exposed cable ends should be properly covered/protected to prevent further deterioration. Coverings should extend outward from the foundation by 5/8”.

Example at the right rear foundation



- ✚ This report does not address the elevation or levelness of the foundation. To determine any attributes of the levelness of the foundation based on an interior assessment, a Structural Engineer should be consulted.

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B. Grading & Drainage

Comments:

In the opinion of the inspector grading and drainage appeared to be installed and capable of functioning as intended at the time of this inspection except as noted by example(s):

- Downspout splash backs should be installed at the delivery point of each rain downspout. Splash backs should be positioned so that the high side or “block” is positioned away from the home and not against the foundation. They prevent rushing water from eroding the soil and provide an increased directional flow of water away from the home and foundation.

Example of a downspout splash back in action and current installation examples



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- At the front left flower beds a borrowing animal has dug a hole/home.



- Along the rear wall of the house, the gap between the pool deck and house should be properly encapsulated.



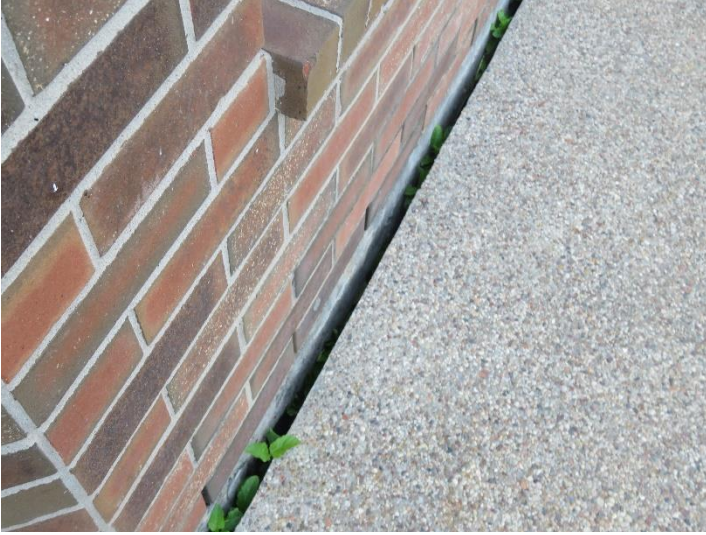
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- At the rear of the garage soils are installed too high against the rear framing and wall surfaces. Dirt and moisture is penetrating into the garage.



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➤ Drainage at the left side of the garage requires improvement.



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Shingle

Viewed From: The ground

Comments: A professional roofer should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector roof covering and flashings appeared to be in average condition at the time of this inspection except as noted by example(s):

- At the rear breezeway to the right of the rear entry door water draining from the roof is posing a troublesome area. Heavy caulk has been applied to try and correct the problem.



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- Kick-out flashing is required at the lower run of rain gutters to divert water away from the wall at the rain gutter/end of the roof.

Examples



Current installation examples at the rear of the home



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D. Roof Structure & Attics

Viewed From: Attic adjacent to the furnaces and water heaters

Approximate Average Depth of Insulation: Approximately 10"

Comments: A professional roofer should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector the roof structure and attics appeared to be installed in average condition at the time of this inspection except as noted by example(s):

- Access to the attic from the stairs is unsafe lacking a platform and walkway conducive to safe passage.



- The main attic floor displays a hole creating a safety hazard.



- The attic space of the garage lacks a fresh air venting hood and soffit venting slotting.

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E. Walls (Interior & Exterior)

Comments:

In the opinion of the inspector walls appeared to in average condition at the time of this inspection except as noted by example(s):

- Walls with arches supported by steel lintels will rust if condensation/water is allowed to accumulate or penetrate behind the wall of brick. The top of the lintel should be installed with flashing between the bottom of the first row of brick and the lintel. **[IRC - 703.7.5]**.It could not be ascertained to what degree, if any, flashing is installed in this manner. Weep holes can be provided by drilling/removing a portion of the mortar between bricks at the top of the lintel. Weep holes are required to be 3/16” in width and installed in pairs above aa arch and/or at least within 33” of each other. **[IRC - 703.7.6]**. Rusting lintels should be scraped and painted with a rust preventing paint.

Weep hole example and current installation example at the front porch

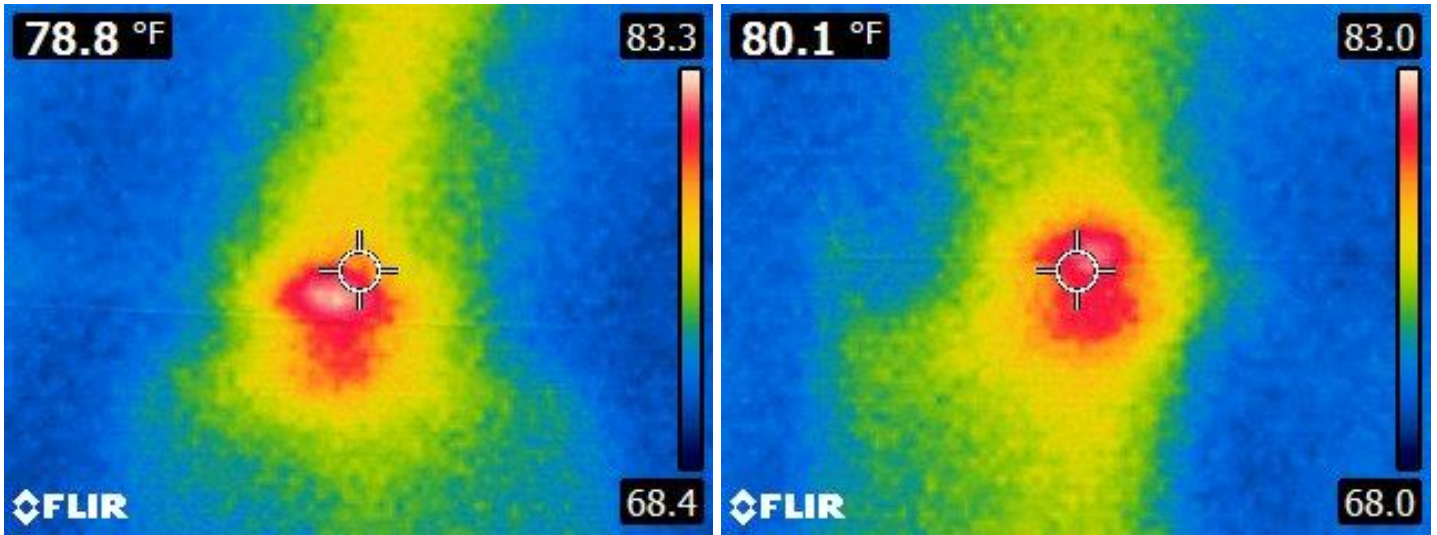


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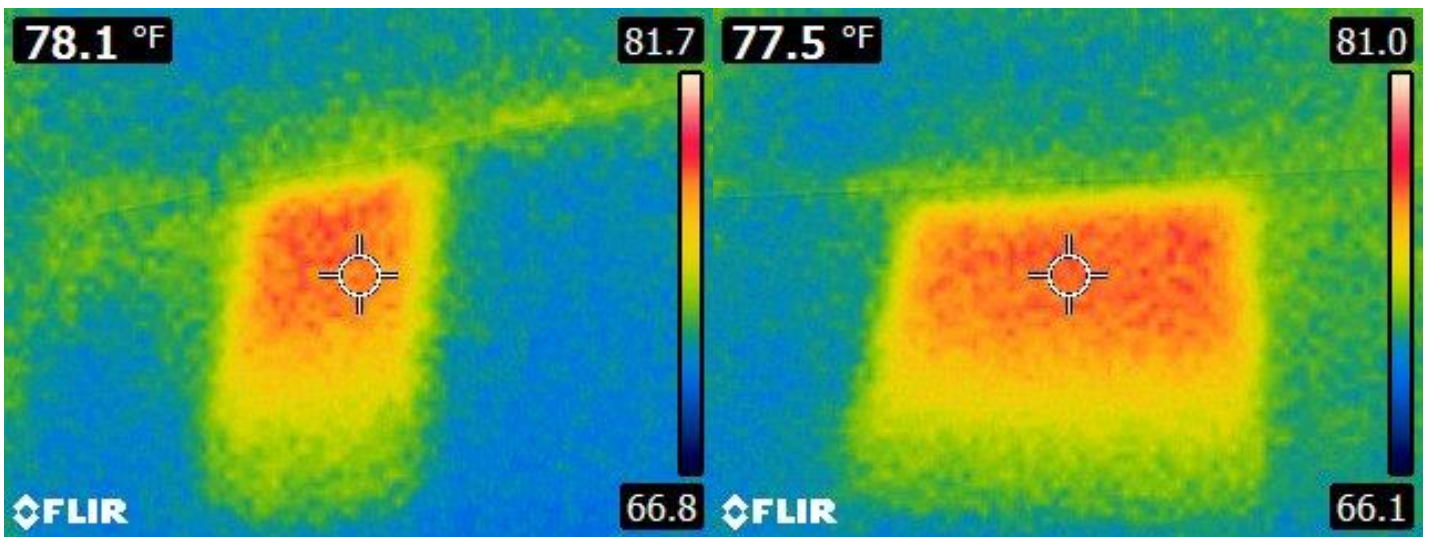
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- Employing a thermal camera hot spot were not on the 2nd floor in the left side bathroom, left rear game room extension and front left bedroom. Possible attic insulation is deficient.

Examples in the left side 2nd floor bathroom – wall above sink and opposite wall



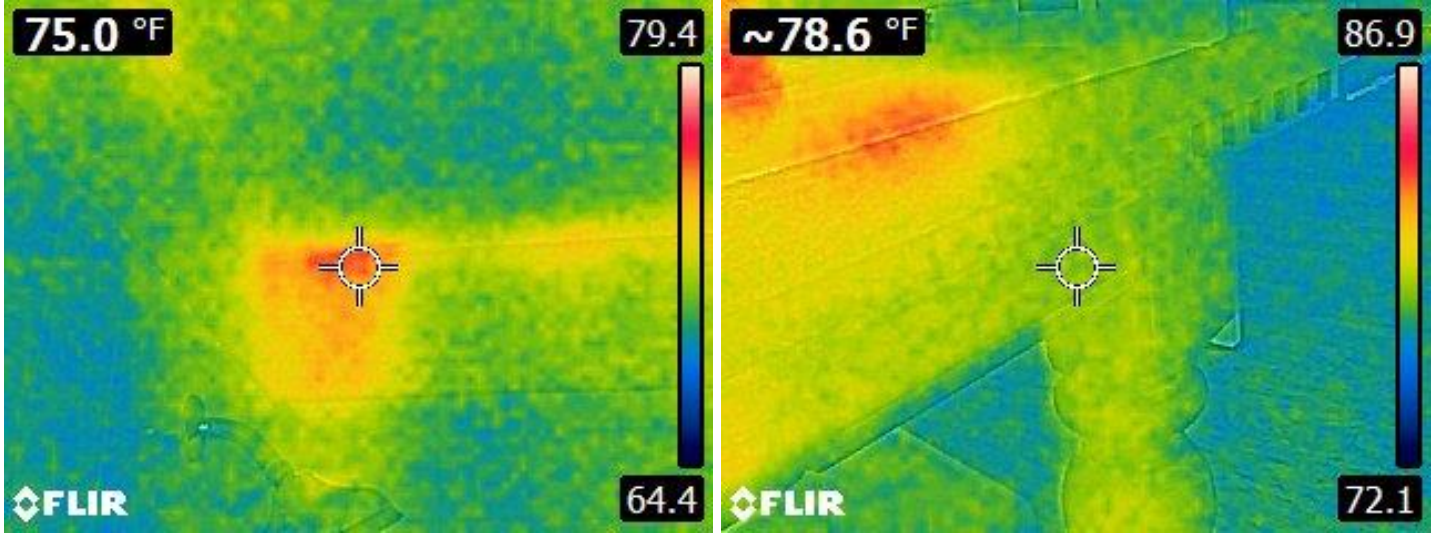
Left rear 2nd floor game room extension – front wall



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

I NI NPD

2nd floor left front bedroom -left wall



- Exterior door/window/siding trim is required to be flashed with overhanging flashing at the top and mid-trim (if present) and caulked along the sides or butt-framed into the siding and caulked.

Examples



I=Inspected

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I NI NPD

Current installation examples



I=Inspected

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- Siding at the rear of the garage displays separation.



- Siding at the garage displays damage.

Examples



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X X **F. Ceilings & Floors – Comments:**

In the opinion of the inspector ceilings and flooring appeared to be installed as intended and in average condition at the time of this inspection except as noted by example(s):

- The ceiling between the kitchen and 1st floor family room displays a ridge.
- Wood flooring in the front left and center 1st floor rooms creak under foot.



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G. Doors (Interior & Exterior)

Comments:

In the opinion of the inspector, accessible doors appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The garage door/trim displays deterioration.



- The rear kitchen/house exit door displays rust.



I=Inspected

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I NI NPD

- The right garage door trim displays deterioration.



- Doors with brick walls supported by steel lintels will rust if condensation/water is allowed to accumulate or penetrate behind the wall of brick. The top of the lintel should be installed with flashing between the bottom of the first row of brick and the lintel. [IRC - 703.7.5]. It could not be ascertained to what degree, if any, flashing is installed in this manner. Weep holes can be provided by drilling/removing a portion of the mortar between bricks at the top of the lintel. Weep holes are required to be 3/16" in width and installed in pairs above a door and/or at least within 33" of each other. [IRC - 703.7.6]. Already rusting lintels should be scraped and painted with a rust preventing paint.

Weep hole example and current installation example at the front porch



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I NI NPD

X X **H. Windows (Interior & Exterior)**

Comments: All windows should be further inspected by a professional window contractor prior to the end of the option period

In the opinion of the inspector, accessible windows did not appear to be installed or functioning as required at the time of this inspection except as noted by example(s):

- Windows with brick walls supported by steel lintels will rust if condensation/water is allowed to accumulate or penetrate behind the wall of brick. The top of the lintel should be installed with flashing between the bottom of the first row of brick and the lintel. [IRC - 703.7.5]. It could not be ascertained to what degree, if any, flashing is installed in this manner. Weep holes can be provided by drilling/removing a portion of the mortar between bricks at the top of the lintel. Weep holes are required to be 3/16" in width and installed in pairs above a window and/or at least within 33" of each other. [IRC - 703.7.6]. Already rusting lintels should be scraped and painted with a rust preventing paint.

Weep hole example and current installation examples



I=Inspected

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D= Deficient

I NI NPD



➤ Several windows lack screens.

Examples



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- Several windows in the home displayed broken insulating seals and condensate that has formed/stained the area of glass between window panes.

Examples



I=Inspected

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D= Deficient

I	NI	NP	D
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- Several windows have loosened safety straps causing windows to fall immediately upon opening.

Examples



- Primary bathroom toilet area window falls with broken/loosened safety straps. Window falls when elevated.



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I NI NPD

- Some windows were unable to be opened and/or were not able to be opened to the 24" required for minimum emergency egress.
- Windows >72" above the exterior finished grade are required, at sill height, to be a minimum of 24" above the finished floor for child fall safety precautions. IRC {612.2}. The only exceptions include (1) windows that do not open in excess of 4" sphere, (2) windows that are equipped with fall protection devices per ASTM F 2090 and (3) approved window opening limiting devices.

Examples of a safety device



Current installations lacking height off the finished floor and/or safety apparatus



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- Windows with brick walls supported by steel lintels will rust if condensation/water is allowed to accumulate or penetrate behind the wall of brick. The top of the lintel should be installed with flashing between the bottom of the first row of brick and the lintel. [IRC - 703.7.5]. It could not be ascertained to what degree, if any, flashing is installed in this manner. Weep holes can be provided by drilling/removing a portion of the mortar between bricks at the top of the lintel. Weep holes are required to be 3/16" in width and installed in pairs above a window and/or at least within 33" of each other. [IRC - 703.7.6]. Already rusting lintels should be scraped and painted with a rust preventing paint.

Weep hole example and current installation examples



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- Exterior window sills are required to be installed to slope at least at a 15* angle away from the home/window to properly drain/shed water away from the home. Maintain window caulk/sealant to assist in preventing window leakage.

Examples



- Several interior windows display leakage and/or condensate damage on their sill.

Examples



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- Windows that have had its frame bored for the insertion of a security alarm contact or other apparatus effectively negates the manufacturers window warranty. Side mounted contacts glued to the window are preferred. Maintain contacts with full sealant.

Example and current installation example



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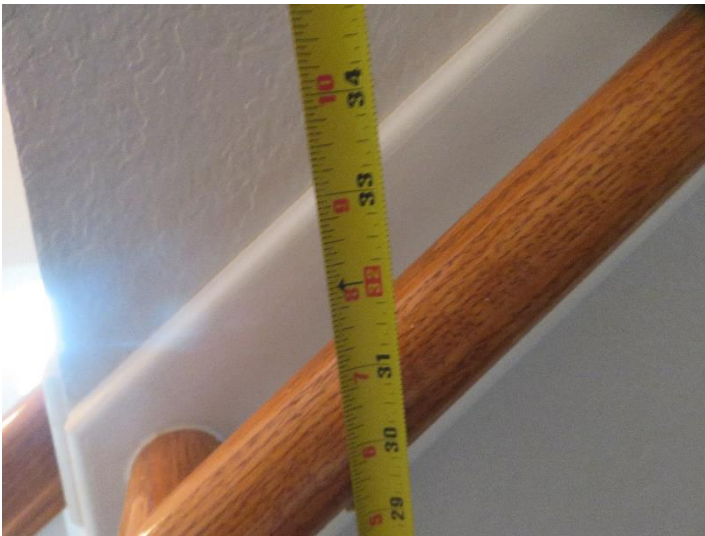
I. Stairways (Interior & Exterior)

Comments:

In the opinion of the inspector, the stairs and staircase appeared to be installed to function as intended at the time of the inspection except as noted by example(s):

- Handrail height, measured vertically from the slope plane adjoining the tread nosing or finish surface of ramp slope, shall not be less than 34" and not more than 38". {IRC311.7.7}

Examples at the main staircase



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- The stair treads at the rear staircase are loose.



X X **J. Fireplaces and Chimneys**

Comments:

- The fireplace in the family room is a sealed natural gas assisted appliance having its emergency gas valve to the right on the adjacent wall. The fireplace was unable to be tested/operated due to the lack of a remote-control device to turn the appliance ON and OFF.



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

Comments:

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L. Other

Comments:

- Carbon Monoxide detectors provide advance warning of this colorless, odorless gas just as smoke detectors provide advance warning of smoke and combustible conditions. Placement of these detectors in the hallway of the home immediately outside each bedroom, on each floor and in accordance with manufacturer recommendations is a required fire safety precaution. The CO detectors are required to be interconnected with the smoke detectors. IRC {315.1}

Example



- The rear fence displays leaning.



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- Pull down attic stairs in the home are required to be clad with insulation to form a barrier between the attic and living area of at least R-30 equal to the rating of currently required attic insulation at living area attic fronting ceilings. It is advisable to install fire rated stairs to provide a fire barrier between the attic and living space.

Example of a fire rated/insulated attic pull down stairs include and current installation



- The driveway displays a section recently improved by arched and cracked as well as cracks in the upper pads.



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- The driveway has lost its expansion joint material.



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- The front walkway displays tilting and uneven surfaces.



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I NI NP D

II. ELECTRICAL SYSTEMS

X X A. Service Entrance and Panels

Comments: A licensed electrician should be engaged to further inspect the panel and branch circuits of the home prior to the end of the option period

Main breaker size = 200 AMP
Panel size = Undocumented AMP

The main service entrance panel is located at the left interior wall of the garage. In the opinion of the inspector, the installation did not appear to be installed functioning as intended at the time of this inspection as noted by example(s):

- The Main service entrance panel box is not labeled for AMP capacity. The panel should be further inspected and rated by a professional electrician. The service entrance panel box should be at least the size of the incoming service to the Main breaker.



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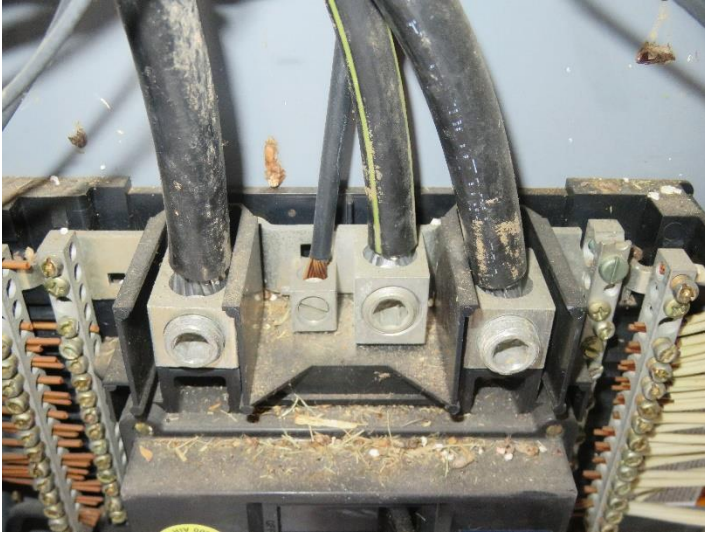
NP=Not Present

D= Deficient

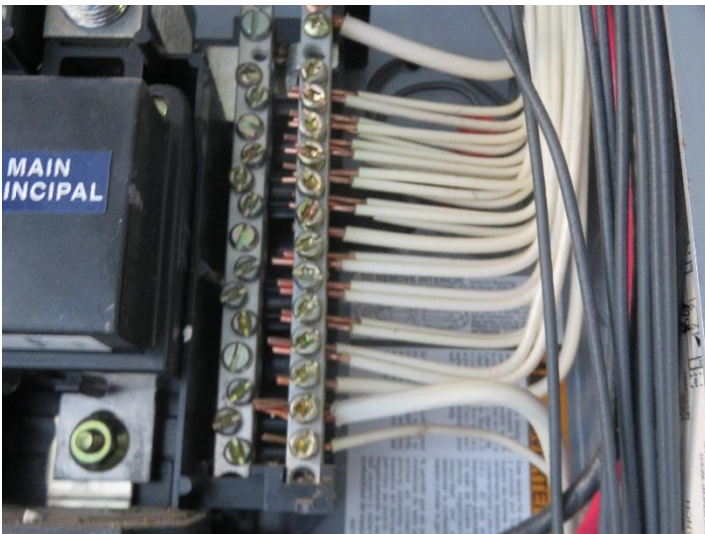
I	NI	NPD
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- Aluminum service wiring requires anti-oxidizing agent at entry points to the main breaker and neutral bar.

Current and required installation



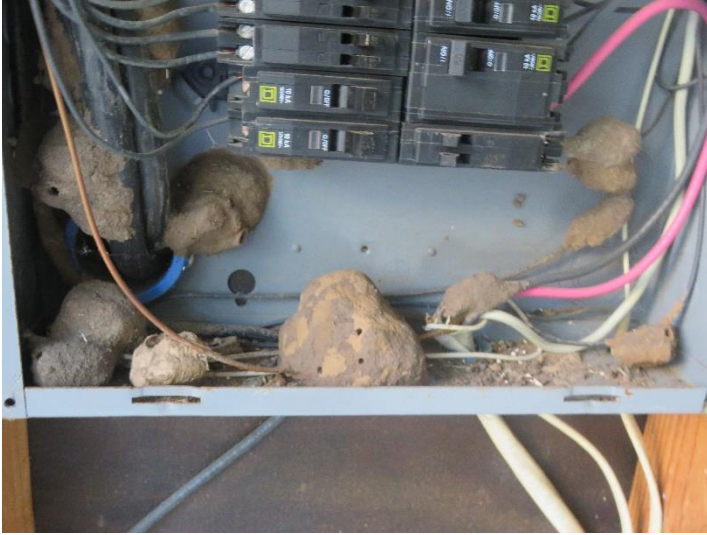
- The Main service entrance exhibits Neutral wires that have been double lugged (connected together) at the Neutral bar. This installation can cause an overheating condition between the two or more wires. Each Neutral wire should be separated and assigned its own lug for connection.



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

I	NI	NPD
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- The panel interior requires cleaning.



- It is beneficial to have a whole-house surge protector in the panel.

Example



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- The electric panel box(s) should be caulked around its perimeter (including between panels) to assist in preventing water from accumulating behind the box at the porous wall substrate creating the potential for wall damage.

Current installation and example of recommended caulking



- The installed grounding clamp at the ground rod is for use in a natural gas pipe application. Grounding rods are required to have an acorn grounding clamp.

Example of an acorn clamp and current installation

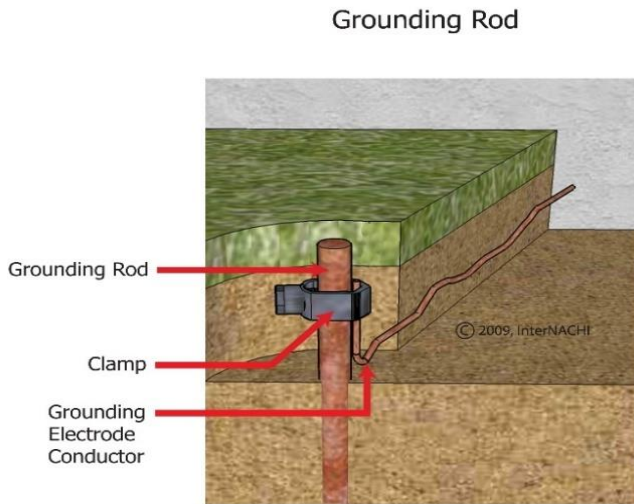


I=Inspected NI=Not Inspected NP=Not Present D= Deficient

I NI NP D

- The electric system grounding rod is required to be 8' long (not verified) and should be fully driven into the ground to provide optimum grounding connection to earth and to prevent it being accidentally damaged or personal injury result from contact.

Illustration and current installation



- Individual circuit breakers for the home are not labeled in the service entrance panel for specific areas, fixtures and/or appliance as required. General labeling is prohibited. The purpose of an accurate and legible circuit breaker directory is to provide clear identification of the breakers that may need to be operated by service personnel or others who may need to operate a breaker in an emergency. (NEC 408.4)

Example at pool sub-panel



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

I NI NPD

**Arc Fault Circuit Interrupt's (AFCI)
Combination AFCI/GFCI Circuit Breakers**

- As of approximately 1/1/2014, 15 and 20 AMP branch circuit outlets in the laundry room, the dishwasher and disposal in the kitchen are required to be wired to a combination AFCI/GFCI circuit breaker.

Example



- As of approximately 1/1/2008, all electrical fixtures, outlets, switches and smoke detectors in the home wired to single-pole 15 or 20 AMP circuit breakers {3902.11/IRC}, other than those apparatus protected by GFCI or GFCI/AFCI combination safety device, are required to be wired to AFCI safety circuit breakers in the main panel.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I	NI	NPD
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X X

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: A licensed electrician should be engaged to further inspect the branch circuits of the home prior to the end of the option period

In the opinion of the inspector, the branch circuits, connected devices and fixtures did not appear to be installed or functioning as intended at the time of this inspection as noted by example(s):

- Some light fixtures did not illuminate. Included, but limited to, were the rear staircase light fixture, front porch light, pantry light, attic, kitchen undercabinet lighting and garage ceiling lights.
- The breezeway light fixture, intended to be wired in a 3 – way scheme between the kitchen and garage is not able to be controlled by the light switch in the garage.

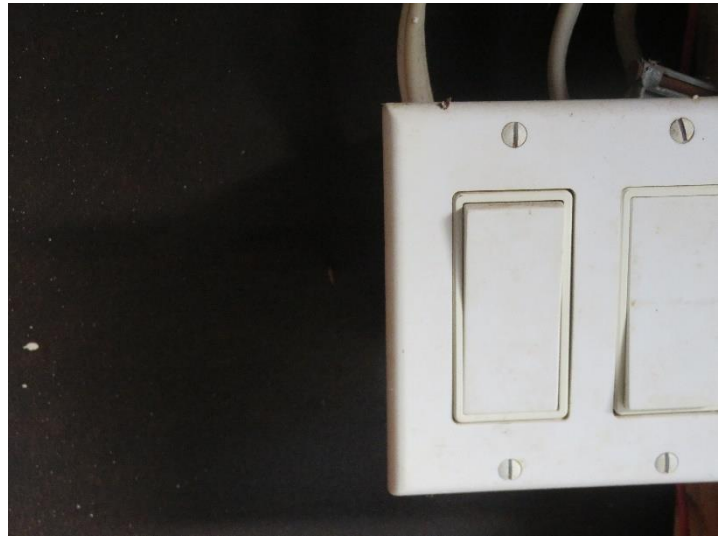


I=Inspected NI=Not Inspected NP=Not Present D= Deficient

I	NI	NPD
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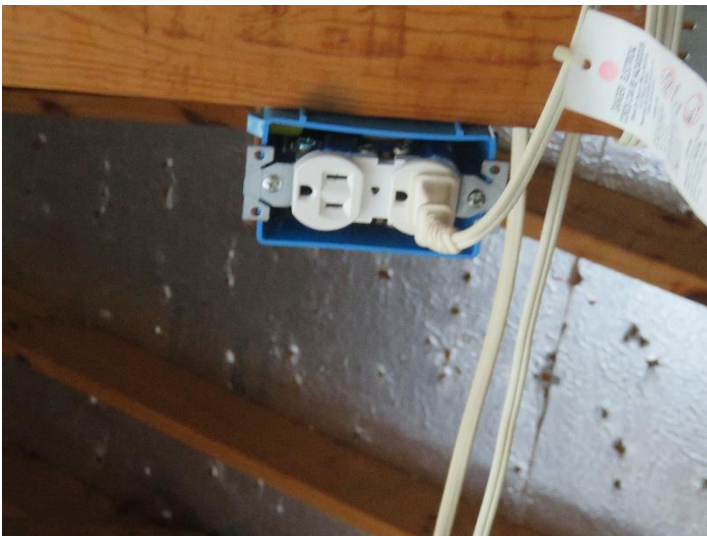
- Some switches were unable to be determined for use/purpose.

Examples at the kitchen and garage – left switches



- All light switches and outlets are required to be provided safety cover plates.

Examples in the garage



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- All living areas are required to have permanently installed lighting fixtures for illumination and safety. The 1st floor center room lacks this accommodation.



- Unprotected/open light fixture at bathroom tub/shower ceilings are prohibited due to the accessibility of water to persons using the facility. An electrocution hazard is present. A sealed lens fixture is required at the ceiling light above the Primary bathroom bathtub.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- Extension cords are intended for use as temporary devices. The use of temporary cords as permanent fixtures is a safety hazard. The use of extension cords as a permanent electrical accommodation in the garage or elsewhere should be avoided. Especially important is to remove electrical cords from natural gas piping contact.

Example in attic



Ground Fault Circuit Interrupt's (GFCI)

In the opinion of the inspector, the **Ground Fault Circuit Interrupt's (GFCI)** were not installed or functioning as intended in all locations required including bathrooms, garage, exterior outlets, laundry room and kitchen except as noted by example(s):

- All 15 – 20 AMP kitchen countertop outlets are required to be GFCI safety rated/protected. As of 9/2014, this includes the dishwasher and disposal outlets, if accessible - IRC{210.8(D).

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- The outlet(s) on the family room side/dining side of the kitchen sink countertop are required to be GFCI safety rated and no lower than 12” beneath the countertop for safety of crawling toddlers and smaller children. (IRC 3901.4.5X). While not specifically intended for use at the countertop the outlet is GFCI protected and would undoubtedly be used at the countertop and electrical cords may not reach the outlet of an appliance creating a safety hazard.

Required and current installation



- The outlet at the rear exterior wall of the garage, controlled by a light switch in the garage, lacks GFCI safety protection.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- All exterior outlets are required to be protected from weather elements with an approved cover and/or junction box.

Example of a weatherproof exterior receptacle cover and outlet at the rear exterior wall of the garage



- The wet sink in the laundry room is required to have an electrical outlet that is GFCI safety rated adjacent to the sink.



- As of 9/2014, all 15 – 20 AMP laundry room outlets are required to be GFCI and AFCI safety rated/protected - IRC{210.8(A)(9)}.
- All garage outlets are required to be GFCI (Ground Fault Circuit Interrupt) safety rated/protected. As of 2008 this also includes the garage door opener(s) and sprinkler system.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- All bathroom sink outlets are required to be GFCI (Ground Fault Circuit Interrupt) safety rated and installed within 3' of the sink edge. The left sink in the Primary bathroom lacks an outlet.



- All GFCI safety outlets should be labeled/marked with the familiar GFCI safety documentation. All garage, kitchen countertop, bathroom and exterior outlets are required to be GFCI safety rated and labeled for identification.

Example of a labeled outlet and installation examples in the kitchen and bathroom lacking labeling



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X X

A. Heating Equipment

Type of System: Central Forced Air

Energy Source: Natural gas

Comments: A licensed HVAC professional should be engaged to further inspect prior to the end of the option period

- The bottom of the “B” vent exhaust hood for the appliance(s) is required to be at least 24” above the roof deck anywhere within 10’ of any combustible materials and the roof deck. This installation also provides a preventative measure for backflow of gases back to the attic.

Current installations and required example



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I	NI	NPD
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- An exhaust flue in the attic is too close to the combustible materials of the roof deck creating a fire hazard.



- The natural gas line for the appliance(s) is required to be secured within 12" of the shut-off valve.



- ✚ Operating a furnace when exterior temperatures are in excess of 70°F can cause permanent damage to the appliance. The furnaces, therefore, were not operated. Due to design, heat exchangers are viewed from the draft hood and/or burner areas only and are not fully inspected. It is recommended that you have a HVAC contractor fully inspect and report on the internal condition of the heat exchangers prior to the end of the option/discovery period.

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

I	NI	NPD
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X X

B. Cooling Equipment

Type of System: Central Electric – (2) 48,000 BTU (4.0 – Ton)

Comments: A licensed HVAC contractor should be engaged to further inspect prior to the end of the option period

When operationally tested, the temperature differential between supply (conditioned air) and return air measured approximately 8°F to 13°F on the 1st floor and 17°F to 20°F on the 2nd floor. The measurement for the 1st floor was outside the acceptable range of temperature differential of 16°F to 21°F and the units appeared to be installed and functioning as intended at the time of the inspection except as noted by example(s):

- Supply and return temperatures on the 1st floor (8°F to 13°F temperature differential)



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD



- The mechanic disconnect breaker panel(s) should be caulked around its/their perimeter to prevent water and insect penetration into the wall cavity behind the box(s).

Current and recommended installation



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- As of 2009, locking caps for HVAC Freon ports are required and only a licensed HVAC company/contractor can install and/or remove.



- A unit evaporator coil plenum displays rusting and condensate.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

✚ Supply (4) and return temperature examples on the 2nd floor (17°F* to 20°F temperature differential)



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD



- Due to design, the evaporator coils were not able to be viewed and/or inspected. It is recommended that you have a HVAC contractor fully inspect and report on the internal condition of the evaporator coils prior to the end of the option/discovery period.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

X X **C. Duct System, Chases, and Vents** – *Comments:* A licensed HVAC contractor should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector, the duct system, chases and vents appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- By current Code, each living area room (common areas and bedrooms) are required to have a source of return air to the furnace/AC coil in the attic. Bedrooms, othe than the Primary, lack this accommodation.

Example in the Primary bedroom



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- Attic ductwork in general is prohibited from touching/coming into contact with other ductwork or installed lying on the attic floor. Insulation placed between sections is not a remedy. Damaging condensation can result.

Examples



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I	NI	NPD
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- Some supply registers display significant dirt and dust from previous use. It would be suggested that the return and supply registers as well as the ductwork be inspected by a professional company and cleaned and sanitized.



IV. PLUMBING SYSTEM

X X

A. Plumbing Supply, Distribution Systems and Fixtures

📍 *Location of water meter:* Right front curb



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

✚ *Location of main water supply valve:* Primary bathroom closet



Comments: Copper water piping. Water piping beneath the ground and in the concrete slab are not able to be inspected due to the lack of visibility. It may be prudent to engage a plumber to conduct hydrostatic testing of the piping to determine if a deficiency exists beyond the scope of this inspection.

✚ *Static water pressure reading:* 48 PSI (40 PSI to 80 PSI required)



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

In the opinion of the inspector, the water supply system and fixtures appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The water meter(s) appear to be leaking.



- A 2nd floor guest bathtub displays a chip in its surface.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- All water supply faucets should be marked by color coding, engraving or other means to identify each handle for water temperature orientation. This includes the washing machine faucets handles.

Current installations and example of labeling



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- The water temperature as recorded at sinks was too hot. Temperatures in excess of 120°F can cause severe burns and scalding.



- Water pressure at the 1st floor half-bath lacked adequate water pressure and the hot water handle is loose/wobbly.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- The laundry room sink is not secure.



- The Primary bathroom toilet tank is loose.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

X X **B. Drains, Wastes, and Vents**

Comments: Drains and piping beneath the ground and in the concrete slab are not able to be inspected due to the lack of visibility. It may be prudent to engage a plumber to conduct hydrostatic testing of the piping to determine if a deficiency exists beyond the scope of this inspection.

In the opinion of the inspector, the drains, wastes and vents appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- To readily access plumbing connections in bathrooms for showers and bathtubs it is a required procedure to have access openings installed in walls adjacent to/behind in-wall plumbing fixtures. An access opening at least 12" X 12" is required for repair or replacement of concealed slip joints. The opening can be a ceiling or a wall. {IRC 33201.1} (UPC 404.2)

Examples of opening for drain and plumbing inspection



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

Examples on the 2nd floor at bathtubs lacking ready access



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- The 1st floor half-bath sink drain piping is ribbed. Ribbed drain piping should be avoided as they will tend to collect dirt and clog drains.



- The right sink in the Primary bathroom does not readily drain.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

✚ The main drain clean-out for the home is located at the left front flower beds.



X X

C. Water Heating Equipment

Energy Source: Natural gas

Capacity: (2) 40 – Gallon

Comments: A licensed plumber should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector, the attic installed water heaters did not appear to be installed or functioning as intended at the time of the inspection as noted by example(s):

➤ The rain collar on the flues are elevated and should be lowered to the top of the roof boot/hood.



I=Inspected

NI=Not Inspected

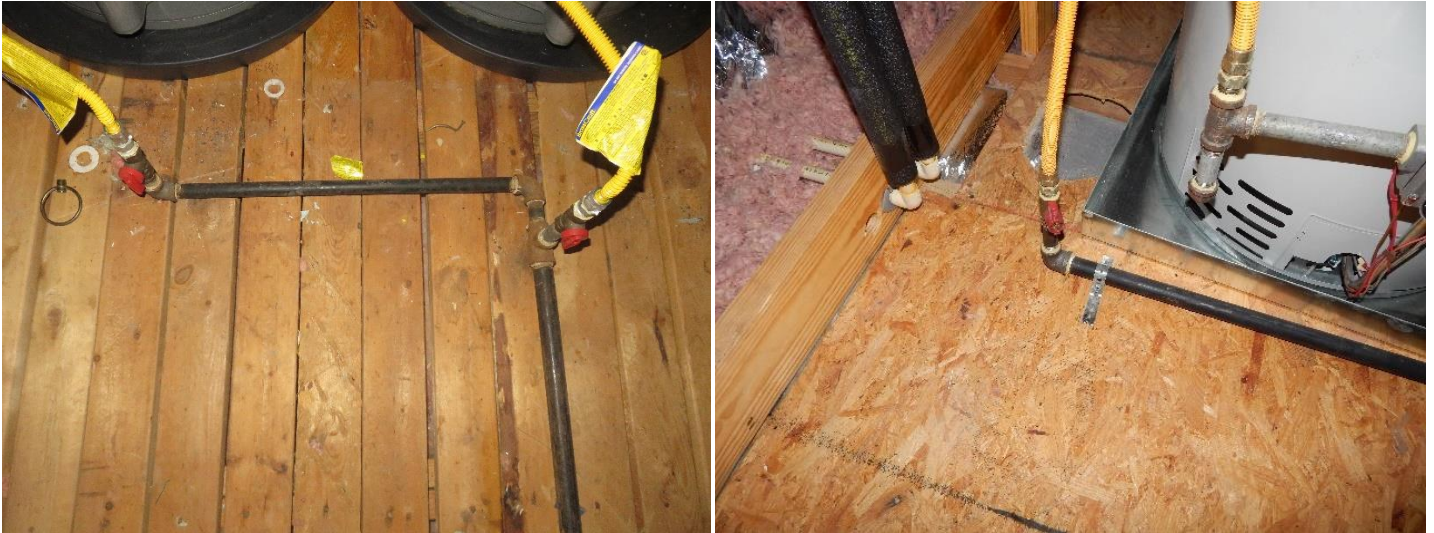
NP=Not Present

D= Deficient

I	NI	NPD
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- The natural gas line for the appliance(s) is required to be secured within 12” of the shut-off valve.

Current installation and example of a secured gas supply line



- Standards for natural gas line/pipe installations at water heater(s) should include natural gas supply lines that are installed with a dirt leg/sediment trap inserted at a point in the supply line just before the regulator and burners. The installation requires a change in direction of the natural gas flow. This dirt leg/sediment is intended to trap condensate and any wayward metal shavings, dirt and dust that could interfere with the normal operation of a water heater employing natural gas as fuel.

Example of a gas line dirt leg/sediment trap and current installations



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- Each T&P safety relief valve should have its own drain line as well as each drip pan beneath each water heaters should be individual to each appliance. There should be four (4) drain lines for the water heaters. The pan drain lines are combined in the attic.

Current with drain pan drain lines connected and required installation



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- Water heaters are required to be equipped with a drain pan (natural gas – metal and electric – plastic/metal) beneath the water heater having a drain line that allows the flow of water that would leak from the heater to the exterior of the home. **Natural gas water heaters are prohibited from having a plastic drip pan. {IRC P2801.6}**



X X **D. Hydro-Massage Therapy Equipment – Comments:**

In the opinion of the inspector the Jetted Tub in the Primary bathroom appeared to be installed and functioning as intended when filled, operated and drained during this inspection except as noted by example(s):

- The near side air volume dial has been removed.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- The drain stopper does not hold water in the tub.



- The faucets handles should be accurately labeled for hot and cold water temperature orientation.



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

I NI NP D

✚ The Jacuzzi is equipped with a GFCI safety outlet located in the bathroom closet.



X **E. Other – Comments:**

V. APPLIANCES

X X **A. Dishwashers – Comments:**

In the opinion of the inspector, the dishwasher was not functioning as intended as noted by example(s):

- The START button was not functioning to energize the appliance.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- The appliance is not secure beneath the countertop. It can easily tip forward.



X X **B. Food Waste Disposers – Comments:**

In the opinion of the inspector, the disposal appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The wiring penetrating the bottom of the appliance lacks the protective grommet required to assist in preventing the wire from being damaged by the sharp edges of the housing.

Current installation and example of required wire protection



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

X **C. Range Hood and Exhaust Systems – Comments:**

In the opinion of the inspector, the updraft fan and hood appeared to be installed and functioning as intended at the time of this inspection.

X X **D. Ranges, Cooktops, and Ovens – Comments:**

In the opinion of the inspector the electric ovens (2) and natural gas cook top burners appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Following the completion of operating the cook top a strong aroma of natural gas was present. The valve was turned OFF but should be inspected by a licensed plumber for proper installation.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- The emergency gas shut-off valve for the cook top is located directly to the rear of the appliance. It is neither visible nor accessible. In the event of an emergency and the need to cut the flow of natural gas to the appliance it is preferred that the shut-off valve be located in the lower cabinet to the right or left of the appliance. In the interest of safety, the emergency gas valve is required to be relocated.

Example in a lower cabinet to the side of an appliance and current installation behind pull out drawer



- ✚ **ACCESS:** "That which enables a device, appliance or equipment to be directly reached, without requiring the removal or movement of a panel, door, appliance or similar obstruction". IRC (G2420.1.3)

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

X E. Microwave Ovens – *Comments:*

In the opinion of the inspector, the microwave oven appeared to be installed and functioning as intended at the time of the inspection.

⚠ Be mindful of the limited distance between the natural gas cook top and bottom of the microwave oven.



X X F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

In the opinion of the inspector, the mechanical exhaust vents and hoods appeared to be installed and functioning as intended at the time of the inspection except as noted by example(s):

➤ The termination point for the laundry room exhaust fan was not able to be verified.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I	NI	NP	D
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- Bathroom and laundry room (lacking openable windows) exhaust ductwork is required to exit outside the home to fresh air either through a hood at the sidewall of the home or directly through the roof with approved hoods. Attic exhaust ducts terminate at the soffit roof edge where hot, humid air can deteriorate roof decking and soffits. Air must be exhausted directly to the outside – 2006 IRC [303.3X]. May not discharge to crawlspace or attic – 2006 IRC [1506.2]

Examples of bathroom ductwork extending through the attic to the roof edge soffits



- Exhaust fan ductwork in the attic rising through the roof deck should be sealed.

Example of sealed ductwork



I=Inspected

NI=Not Inspected

NP=Not Present

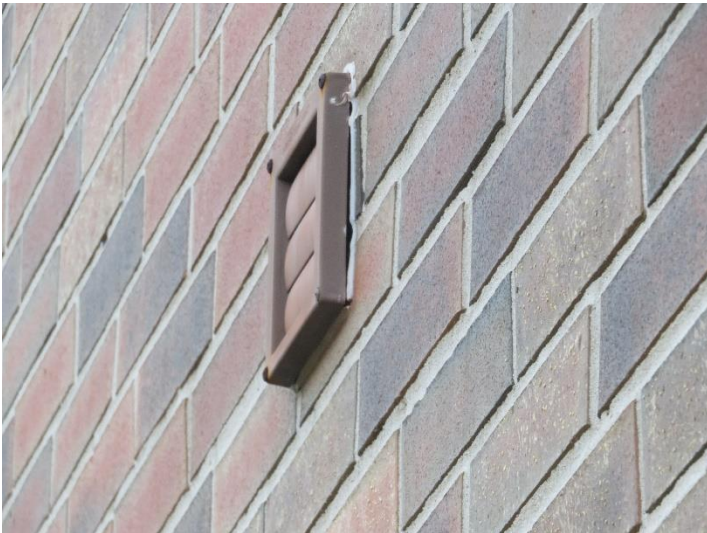
D= Deficient

I NI NPD

- The Primary bathroom toilet (center hood with foam) area exhaust fan did not open the louvered hood when in operation.



- All exterior hoods should be fully caulked around their perimeter.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I	NI	NPD
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X X

G. Garage Door Operator(s)

Comments: A professional garage door contractor should be engaged to further inspect prior to the end of the option period.

In the opinion of the inspector the garage door opener appeared to be installed and functioning as intended at the time of the inspection except as noted by example(s):

- The garage panel light did not illuminate.



- The ground level safety beam/eyes should trigger the panel lighting when the beam is broken for safety at night or during dark periods.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

VI. OPTIONAL SYSTEMS

X X **A. Landscape Irrigation (Sprinkler) Systems** – *Comments:* A licensed lawn irrigation professional should be engaged to further inspect the system prior to the end of the option period

The lawn irrigation system was operated and tested in a Manual mode. In the opinion of the inspector, the zones of the system appeared to be installed and functioned as intended with adequate water pressure and coverage to intended areas of the front, side and rear lawn areas except as noted by example(s):

- The backflow preventer should be secured to the structure to prevent accidental movement and damage and the exposed piping of the sprinkler system should be insulated against winter cold weather.

Current and recommended installation



I=Inspected

NI=Not Inspected

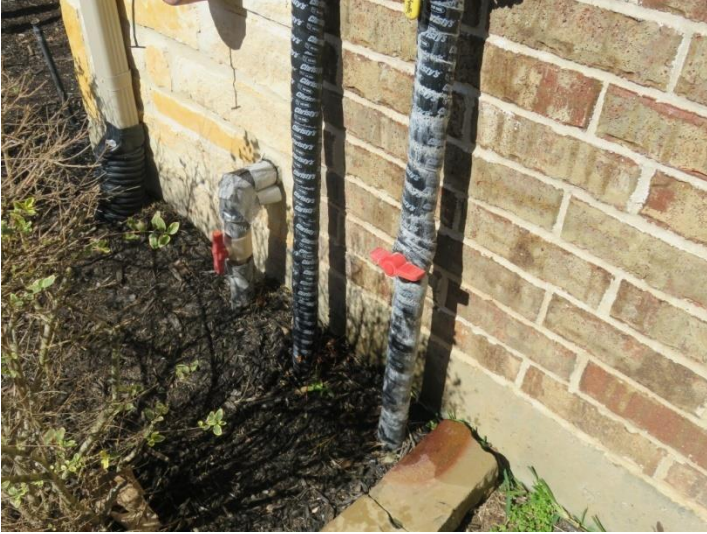
NP=Not Present

D= Deficient

I	NI	NPD
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- The backflow preventer should have an intermediate shut off valve on the supply side.

Example and current installation



- The sprinkler system appears to lack a rain sensor that acts as an automatic shut-off during rainy and wet periods.

Example of a rain sensor



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I	NI	NP	D
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- Conduit installed to protect the wiring of the sprinkler system is separated exposing the wires and creating an opening where water and insect penetration can penetrate into the home. Conduit is also noted as damaged.



- Sprinkler heads in Zone 3 (right rear home corner) and at the rear flower bed behind the pool lacked water spray and displayed leakage.



Zone 1 – Front lawn and curb

Zone 2 – Left side of house and front flower beds

Zone 3 – Pool perimeter

Zone 4 – Rear of garage and rear fence flower beds

Zone 5 – Left side of garage and driveway

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

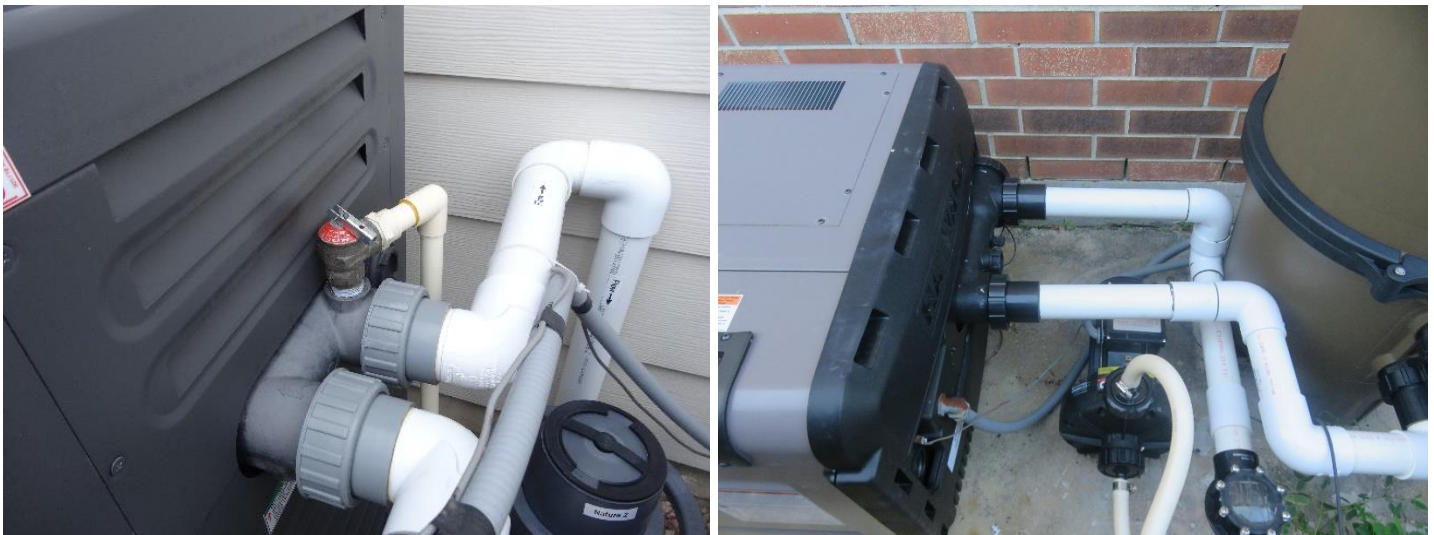
I	NI	NPD
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X X **B. Swimming Pool and Equipment, Spas** – *Comments:* A professional pool contractor should be engaged to further inspect the pool and equipment prior to the end of the option period

In the opinion of the inspector, the hard surface pool and its equipment appeared to be in below average condition at the time of the inspection as noted by example(s):

- Windows and doors that exit from the home to the pool area are required to be equipped with audible warning devices such as an alarm that lasts at least 30 seconds that is activated whenever a door or window leading to the pool area is opened. Safety of small children entering the area unattended is the reason for this installation.
- Due to the presence of the swimming pool in the backyard, the fence gate should be 6' in height and equipped with a self-closing, self-locking device on the inside of the fence. This is done for safety precautions relevant to children and others wandering the neighborhood and accidentally entering the pool area unaccompanied.
- The pool heater is required to have the ability to automatically shut down if the filter loses power.
- Pool heater natural gas lines are required to have a sediment trap at the gas supply line and a T&P safety relief valve for hot water release similar to a water heater installation.

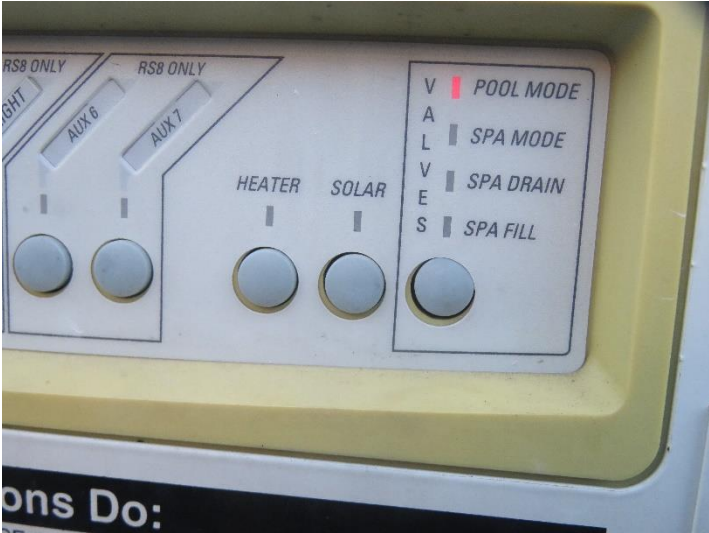
Example of a T&P safety relief valve and current installation



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

I NI NPD

- The heater was not able to be operated. The heater push button was not operable and the “mode” setting button was not able to be moved to the spa.



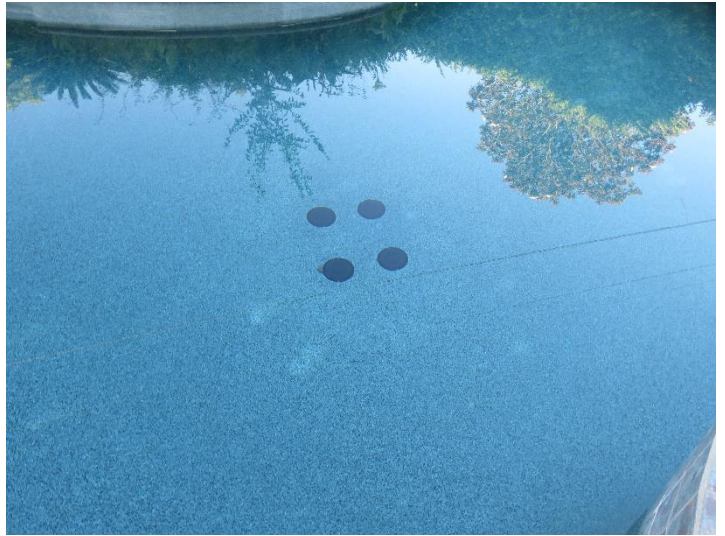
- Plastic plumbing pipes at the pool equipment are required to be painted to protect it from sunlight/ultraviolet light that will cause degradation of the piping.



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

I	NI	NP	D
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- Two Anti-vortex drains in the pool and spa are required to be installed at least 3’ apart for safety. The drains in the pool and spa are too close together.



- Swimming pool electrical equipment are required to have breakers to act as a disconnect should electrical failure(s) occur.

Example and current installation



I=Inspected

NI=Not Inspected

NP=Not Present

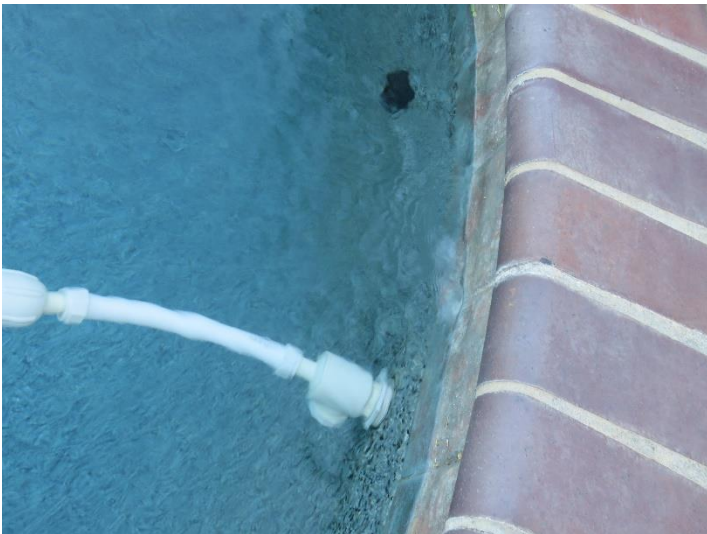
D= Deficient

I NI NPD

- The left side pool light did not illuminate.



- The Polaris pool cleaner was not functioning.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- A pipe, possibly a drain pipe for the pool and spa, has been cut/disconnected.



- The pool deck displays a crack(s).



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- The pumps are elevated off the ground by plumbing that is under pressure to support the pump.

