



1148 Arlington St
Houston, TX 77008
Ryan Taylor

12/30/2019

PROPERTY INSPECTION REPORT

Prepared For: Ryan Taylor
(Name of Client)

Concerning: 1148 Arlington St, Houston, TX 77008
(Address or Other Identification of Inspected Property)

By: Scott Osborne, Lic #20555 12/30/2019
(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;
- 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 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

Occupied Vacant

PRESENT AT INSPECTION: **Buyer / Listing Agent**

Weather Condition at Time of Inspection

Clear Overcast/Hazy Cloudy Rainy Ice/Snow

Outside Temperature: Arrival 63⁰

Departure: 59⁰

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. The photos provided are merely for 'visual reference' of random items in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the property.

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Pier & Beam**

Comments:

Performance Opinion:

At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**.

Prior to closing, the **foundation should be inspected** by a qualified structural engineer familiar with the soils and construction methods of the region in order to determine if permanent repairs are required.

Note: The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the the inspector's personal experience with similar structures. **This inspection does not predict or guarantee future performance.**

Note: Observed evidence of movement may be perceived differently by a Buyer or inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. The engineer report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

Note: Where face of the foundation is covered / obstructed, the foundation cannot be inspected.

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Additional Notes:

NOTE: The foundation is obstructed from view at the rear of the home and at the garage where the decking between the home and garage covers the slab / footing.

There is a hairline crack on the side of the garage near the fence / gate area (leading to the back yard / side of the garage).



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I NI NP D

The insulation is loose along the underside of the home in the crawl space at more than one location. The insulation may need to be re-installed / re-secured.

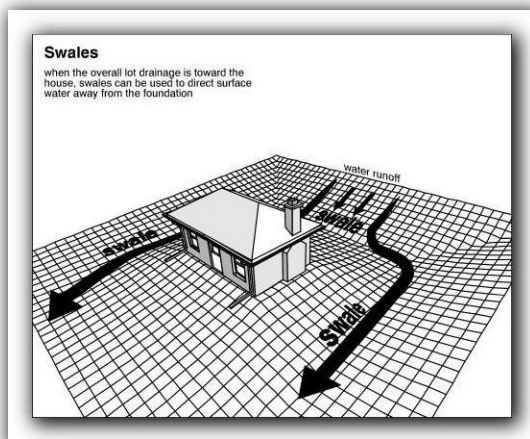


B. Grading and Drainage

Comments:

Note: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize foundation problems.

There are flat / low spots in the yard (front and back) that may hold water. The lot did not appear to have the proper slope for drainage at all points around the perimeter of the home. The grading should slope at least 6" in the first 10' around the home. Inadequate slope may allow water to stand against the foundation and may lead to excess foundation movement.



NOTE: I recommend monitoring the drainage after rain to determine if there is an additional need for drains.

NOTE: I recommend keeping all drains in the yard areas clear / clean to help promote proper flow of water away from the foundation.

C. Roof Covering Materials

Type(s) of Roof Covering: **Composition & Metal**

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

I NI NP D

Viewed From: **From Ground/Binoculars, Upper Floor Window**

Comments:

Condition: **Unable to locate substantial damage to the roof**

NOTE: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the the Client so chooses).

NOTE: The under-layment cannot be inspected if shingles are properly secured to the roof.

NOTE: The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate past or continual problems. In the case of a fairly new roof, ask for a copy of the contractor's and manufacturer's warranty to see if any warranty can be transferred. The TREC Standard of Practice for property inspections is not designed for the purpose of underwriting or insurability.

The shingles are showing signs of age / wear, including loss of granular material. The roof has average wear for its age, but I do suggest that roofing maintenance be performed by a qualified roofing contractor. Roofing maintenance consists of re-sealing all penetrations, caulking all nail heads and flashing, and I suggest all roof jacks be reviewed for deterioration.

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D. Roof Structures and Attics

Viewed From: **Walked deck or safe area**

Approximate Average Depth of Insulation: 12 inches (where visible)

Approximate Average Thickness of Vertical Insulation: 4-6 inches (where visible)

Comments:

Attic

Attic Insulation: **Loose Fill & Batt**

Roof

Ventilation Observed: **Yes** Condition: **Ventilation Adequate**

- Water leaks noted
- Previous repairs noted
- Vermin activity noted

Note: Some areas of the attic are not accessible due to low clearance, insulation, stored belongings etc.

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

I	NI	NP	D
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The attic door is not closing completely (at both apartment and home attic entry doors). This can allow warm air in the warmer months and cool air in the cooler months to enter into the living space. It can also allow any exhaust gases that may be in the attic to enter into the home.



The strong back has been cut in the attic above the garage apartment to make room for the attic ladder.



There is a required minimum 24" wide, unobstructed walkway to all attic equipment. The walkway is obstructed / inadequate, creating a potential trip hazard (in the apartment attic).

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

I NI NP D

NOTE: I recommend protecting the bottom of the attic ladder in order to help protect the floors in the upstairs hall.



The attic access ladder is very shaky and may need to be reviewed by a qualified contractor for safe access to the attic.

NOTE: There is limited access to the attic space beyond the opening, walkway and equipment. Not all of the attic space was accessible or visible for inspection.

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E. Walls (Interior and Exterior)

Comments:

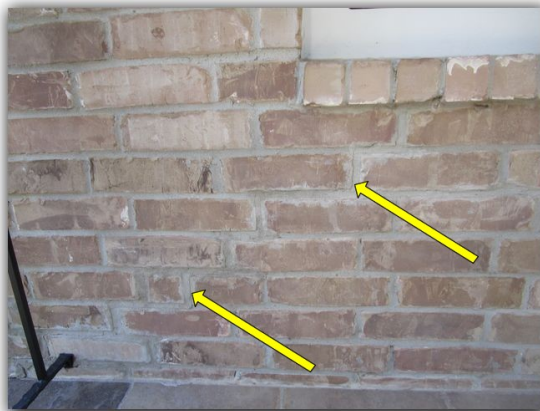
Prevalent exterior siding: **Cement Fiber Board/Masonry / Brick / Stone**

Note: If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions.

Additional Notes:

All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.

There is a mortar joint crack at the bottom front left corner (at the front left window on the front porch).



I=Inspected

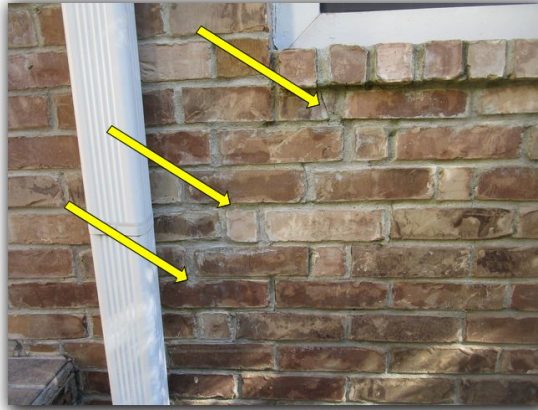
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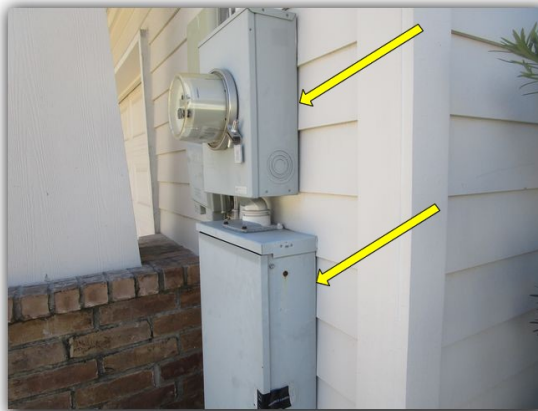
There is evidence of a mortar joint crack and prior repair to the brick / mortar on the front of the home at the front right windows (formal living room).



There is evidence of rotting wood at the crawl space ventilation covers including at the front right and front left corners (and along the sides of the home).



The electric meter and service panels are not properly weather sealed on the exterior wall.



I=Inspected

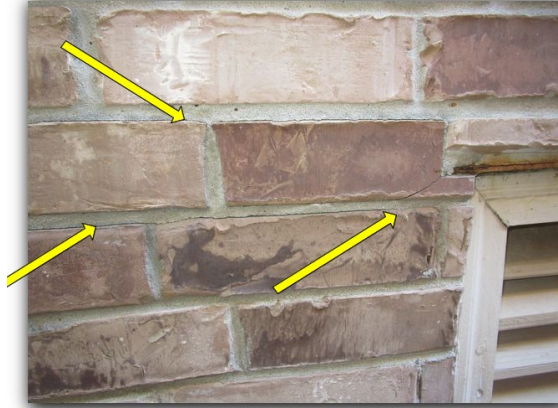
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There is a horizontal mortar joint crack on the right side of the home at the middle crawl space vent.



There is a mortar joint crack at the front right corner of the front porch.



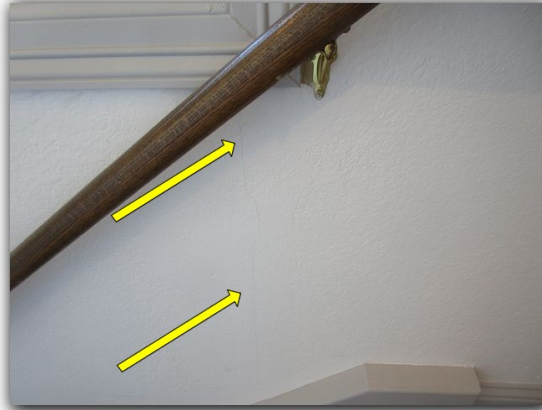
The exterior light fixtures are not properly sealed or secured to the wall. This is a potential moisture penetration point.



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There is a hairline crack on the wall at the top of the stairs leading into the garage apartment at the windows.



There are gaps at the window frame / trim at the apartment windows.



There is evidence of wood rot / deterioration at the front right bedroom window. There are signs of a multitude of ladybugs at this location.



I=Inspected

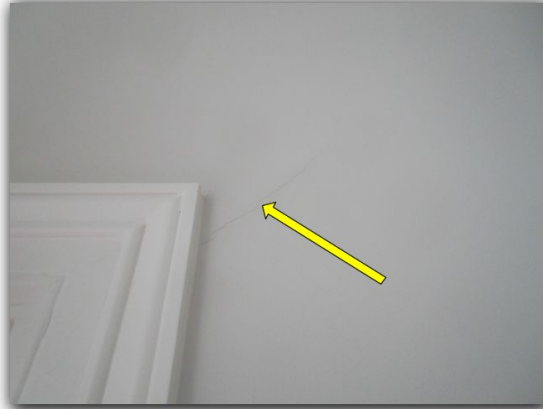
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NP=Not Present

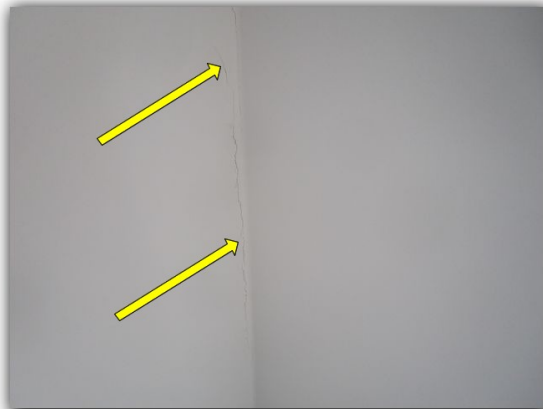
D=Deficient

I	NI	NP	D
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There is a crack on the wall in the front right bedroom at the doorway to the bathroom.



There is a crack along the inside corner in the front left bedroom at the corner to the right of the windows.



The interior walls (including closets) and garage walls are obstructed by storage and furniture. Not all of the walls are accessible / visible for inspection. There is a crack on the wall in the master bedroom at the bathroom door.



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

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F. Ceilings and Floors

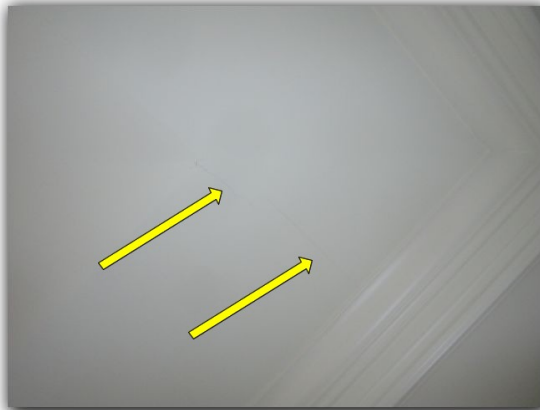
Comments:

Note: If the home is occupied, not all floors are visible during inspection for review due to furniture or storage obstructions.

There is a hairline crack on the ceiling at the top of the stairs at the entry to the garage apartment.



There are cracks at the corners of the tray ceiling in the dining room.



There is a stain on the ceiling in the master bathroom above the entry door.



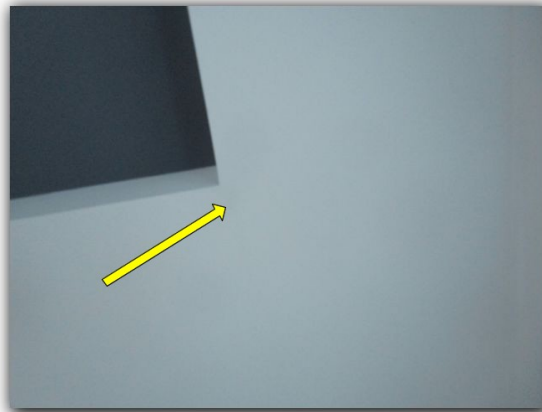
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I NI NP D

There is a gap along the floor board and trim / quarter round in the master closet at more than one location.



There are cracks beginning to form at the corners of the tray ceiling in the master bedroom.



G. Doors (Interior and Exterior)

Comments:

The front entry door is warped at the top, and there is daylight showing through the jamb. This is indicative that the door is not fully weather sealed.

There is daylight showing through the jamb at the base of the rear living room exterior entry doors. This is indicative that the door is not fully weather sealed.

The garage entry door has a loose door knob.

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

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There are missing bullets at the top of the doors at more than one location, including the top of the left water heater closet door in the garage apartment, and the left closet door inside the garage apartment.



The garage apartment entry door is missing.



The pantry doors are missing.
There is daylight showing through the jamb at the entry door to the garage apartment. This is indicative that the door is not fully weather sealed.
The garage entry door has no bottom sweep, and there is daylight showing through the jamb. This is indicative that the door is not fully weather sealed.

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H. Windows

Comments: Double Pane

Notes:

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

I	NI	NP	D
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The top window lock / latch is loose at the left apartment window.



The left window crank is loose at the left apartment window.



The blinds are damaged at the right window in the garage apartment.

I. Stairways (Interior and Exterior)

Comments:

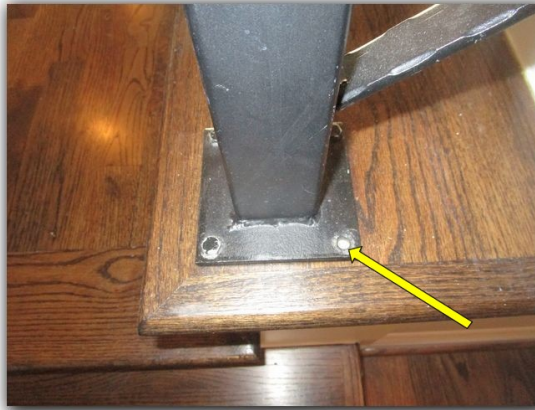
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I NI NP D

Where there are three or more stairs, a handrail is required. This requirement is not being met at the garage entry stairs, or along the left side of the stairs in the home. This may pose a potential safety hazard.



There is a missing bolt at the bottom rail / post at the base of the stairs in the home.



J. Fireplaces and Chimneys

Comments:

Type: **Metal**

Fuel Source: **Non-Wood burning**

Damper: **Acceptable**

Chimney: **Fire-stop Inaccessible**

NOTE: The majority of the chimney flue cannot be inspected. It was inspected from the damper opening only.

NOTE: On a direct vent fireplace, the vent could not be inspected.

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

I NI NP D

There is a missing cover on the vent at the outdoor fireplace.



The chimney vent pipe does not have proper clearance from combustible materials including insulation in the attic.



 K. Porches, Balconies, Decks, and Carports

Comments:

Note: Structural load capabilities were not inspected

 L. Other

Comments:

Additional Comments:

Notes: If the home is occupied, owner's belongings inside cabinets can conceal hidden damages. **All exit doors with direct access to the pool shall be equipped with an audible alarm warning that the doors have been opened. The gates on the sides of the home should open outward away from the pool and shall have a self-closing, self-latching device. The lock should be located 3 inches below the top of the gate. These requirements are not being met.**

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

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There is a cracked tile at the front entry steps.



There is a tree touching the right side of the home. I recommend trimming the branches away from the home.



There is evidence of drywood termite activity at the left side of the home at the crawl space vent (both exterior and interior sides of the vent). I recommend a complete treatment by a qualified contractor.



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

I NI NP D

There are signs of prior subterranean termite activity in the crawl space at the rear of the home at more than one location. I recommend asking for any additional information.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

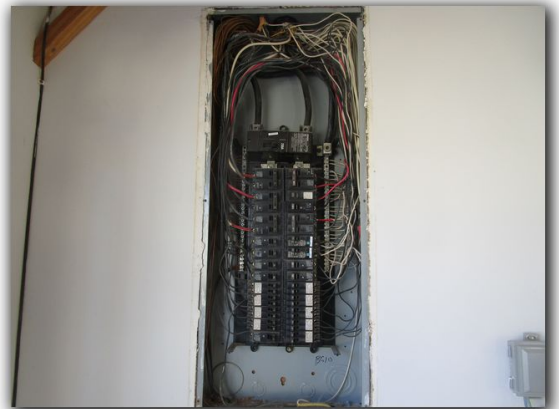
Main panel location: Exterior Wall **Sub panel location:** Garage

Brand: Eaton Cutler Hammer & Siemens

Size: 200 amps

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

I NI NP D



Type of wiring: Aluminum
 ARC Fault

ARC outlet location(s):	Master	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	2nd Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	3rd Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	4th Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	5th Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Comn	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

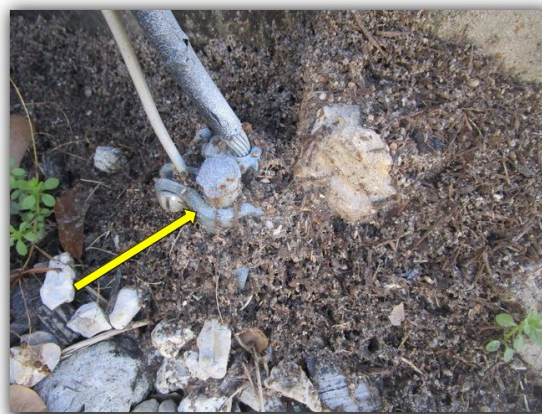
Grounding Electrode present: **Yes**

Due to defects observed, recommend service and complete system check by licensed electrician.

Due to aluminum wiring being found, recommend service and complete system check by licensed electrician.

Note: Unable to inspect underground services and the depth of the ground rods. Any panel covers that are not reasonably accessible due to shrubs, storage etc. as determined by the inspector may not be removed for safety or accessibility reasons.

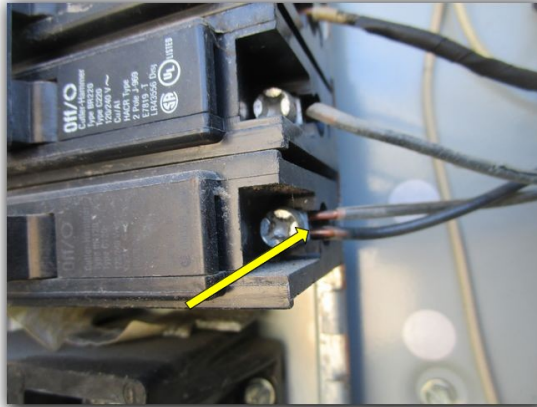
The wrong clamp has been used to secure the ground wire to the ground rod. The clamp should be an acorn style clamp.



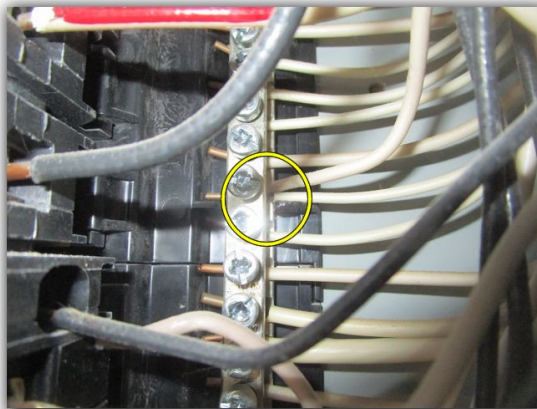
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There are wires that are double tapped in the outside panel at the lower right breaker.



There are neutral wires that are double tapped in the garage panel. Each neutral wire should be under its own lug.



There is no anti oxidant paste on the aluminum service wires at the main lugs in the garage panel.



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Newer codes state that electrical panels cannot have their wiring bundled, unless it is an exterior electrical panel. There are bundled wires in the garage panel.



I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper**

Comments:

Receptacle Type: 2 prong 3 prong Aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

GFCI Outlet location(s)	Bathroom:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Kitchen:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Wet Bar:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Garage:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Exterior:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

Notes:

NOTE: I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.

NOTE: The walls are obstructed by furniture / storage. Not all outlets are accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

NOTE: There are receptacles that are GFCI protected in the home. The follow is a list of the GFCI reset locations: exterior below the breaker box at the area near the garage door, in the garage, in the apartment bathroom, in the kitchen and in the master bathroom.

There are outlets that are not GFCI protected, as is currently required, including in the garage (where the irrigation control panel is plugged in), in the apartment kitchen, and in the wet bar area.

The gas meter is not visibly bonded to the remainder of the electrical system. The unit may be bonded at a point later in the line / system. However, the clamp and bond wire are required to be in a location that is visible and accessible for inspection. I did not locate a bonding clamp or wire on the gas meter at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

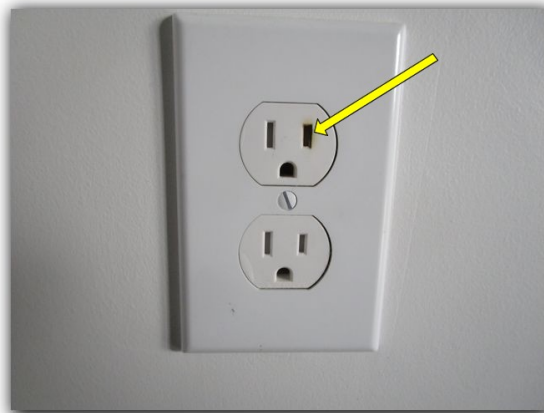
D=Deficient

I NI NP D

There is an outlet face up in the kitchen cabinet below the kitchen sink that is not GFCI protected.



There are bulbs missing or burned out in more than one location around the home.
NOTE: This is an occupied home. The arc fault breakers were not tested as I did not want to risk damage to any item that may be connected to those breakers.
There is a missing outlet cover in the cabinet below the sink in the garage apartment kitchen.
There are loose outlets in the apartment by the entry and at the top of the stairs in the home.
The three way light switch servicing the overhead lights at the rear patio area is not wired properly and does not allow the light to be turned off or on at either switch unless one of the switches is in a specific position.
There are char marks at the top outlet opening in the dining room at the front left corner.

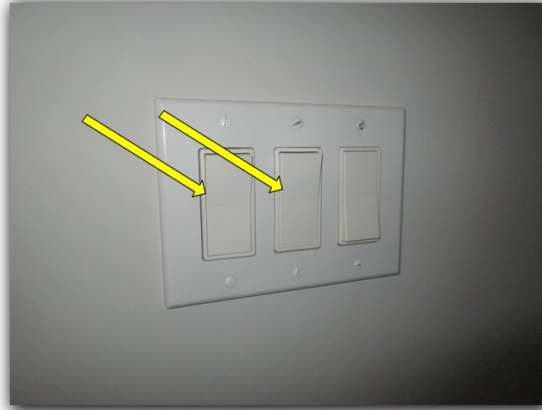


There are ceiling fans that are not properly balanced in the dining room.

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

I NI NP D

There are light switches in the upstairs hall in the home that do not have an obvious purpose. I recommend asking the seller for any additional information.



There are smoke detectors that are "chirping". This is usually indicative that the batteries need to be replaced. I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type of System: **Forced Air**
Energy Source: **Natural Gas**

Comments:

- Heat pumps were not inspected since outside temperature is above 70 degrees Fahrenheit
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70 degrees Fahrenheit.

Unit 1

Filter Type: **Disposable** Condition: **Dirty**

Notes:

NOTE: As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

Unit 2

Filter Type: **Disposable** Condition: **Dirty**

Notes:

NOTE: As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

Unit 3

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

I NI NP D

Filter Type: **Disposable** Condition: **Dirty**

Notes:

NOTE: As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

Due to defects observed, recommend service by qualified H.V.A.C Service Company. Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

B. Cooling Equipment

Type of System: **Central - Air Conditioner**

Comments:

Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60 degrees Fahrenheit.

Unit 1 Supply Temp: 55 degrees Return Temp: 65 degrees Difference: 10 degrees

Note: High/low differential (Temperature differential should fall between 15 F & 20 F)

Additional Notes:

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

NOTE: The ambient temperature is near 60 degrees. This may make the differential readings inaccurate.

There is rust at the secondary drain line and on the house on the right side of home.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

NOTE: Due to the age of the unit, I recommend having the unit serviced by a licensed HVAC technician.



The insulation on the copper lines at the exterior condenser unit is deteriorated and may need to be replaced or repaired.



There is rust in the overflow pan and on the evaporator coils cover in the attic.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The temperature differential between the supply and return registers should be at least 15 degrees. The unit did not produce a temperature differential that meets this minimum requirement. This could be symptomatic of other issues inside the system.



I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

Unit 2 Supply Temp: 52 degrees Return Temp: 64 degrees Difference: 12 degrees

Note: High/low differential (Temperature differential should fall between 15 F & 20 F)

Additional Notes:

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

NOTE: The ambient temperature is near 60 degrees. This may make the differential readings inaccurate.

NOTE: Due to the age of the unit, I recommend having the unit serviced by a licensed HVAC technician.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The insulation on the copper lines at the exterior condenser unit is deteriorated and may need to be replaced or repaired.



There is rust in the overflow pan.



The evaporator coils unit in the attic vibrates during operation. The temperature differential between the supply and return registers should be at least 15 degrees. The unit did not produce a temperature differential that meets this minimum requirement. This could be symptomatic of other issues inside the system.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

Unit 3 Supply Temp: 44 degrees Return Temp: 60 degrees Difference: 16 degrees

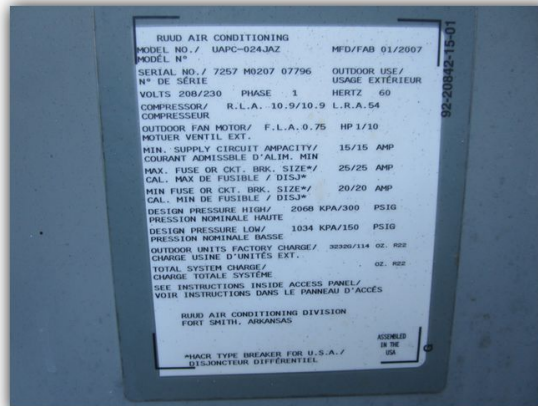
Note: High/low differential (Temperature differential should fall between 15 F & 20 F)

Additional Notes:

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

NOTE: The ambient temperature is near 60 degrees. This may make the differential readings inaccurate.

NOTE: Due to the age of the unit, I recommend having the unit serviced by a licensed HVAC technician.



The insulation on the copper lines at the exterior condenser unit is deteriorated and may need to be replaced or repaired.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Variance:



I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

Due to defects observed, recommend service by qualified H.V.A.C. Service Company. Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE. The inspector has limited visual access to the HVAC system. Only an licensed HVAC technician is permitted to review the interior parts of the HVAC system for a complete inspection.

-

C. Duct Systems, Chases, and Vents

Comments:

There is an exhaust vent that terminates in the attic instead of the exterior.



The return air filters are dirty. I recommend changing the filters routinely. NOTE: I recommend having the duct work cleaned by a qualified contractor to help remove any allergens or other potential pollutants.

IV. PLUMBING SYSTEMS

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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At the Curb Near the Street

Location of main water supply valve: Right exterior wall near the front corner



Static water pressure reading: 52 psi

Comments:

Type: **PVC & PEX**

Kitchen Sink:

Apartment Bathroom:

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head in the apartment bathroom.

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

The shower diverter does not fully divert water from the tub faucet to the shower head.

The sink plunger is not working properly. This sink will not hold water.

Master Bathroom:

Tub / shower plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

Bath 3: (Jack and Jill Bathroom:)

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the shower head in the jack and jill bathroom.

The shower head is loose in the wall.

The shower control knob is sticky and hard to rotate.

The shower diverter does not fully divert water from the tub faucet to the shower head.

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

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

I	NI	NP	D
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Bath 4: (Upstairs Private Bathroom:)

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

The shower diverter does not fully divert water from the tub faucet to the shower head.

Bath 5: (Powder Bathroom:)

The toilet seat is loose.

Outside Faucets:

The hose bibs are not fully / properly insulated.



There are anti siphon devices missing at the hose bibs around the home.



There is a smell of gas at the gas meter. I recommend having the gas supply lines and connections reviewed by a licensed plumber and any and all deficiencies repaired.

NOTE: The water pressure diminishes slightly when all water sources are on at the same time.

I recommend having a licensed plumber review and repair the deficiencies.

Laundry Room:

NOTE: The laundry room equipment is installed, obstructing my view.

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

I NI NP D

The cover is loose at the base of the sink faucet sprayer, creating an exposed opening to the interior of the cabinet.



B. Drains, Wastes, and Vents

Comments:

There is damage to the deflecto on the right wall of the home near the rear corner.



C. Water Heating Equipment

Energy Source: **Natural Gas**

Capacity: 28 gallons (apartment) & 50 gallons

Comments:

(Refer to OP-I form)

Unit 1:

Location: **Apartment Closet at the top of the stairs**

Garage Unit:

Physically protected: **N/A**

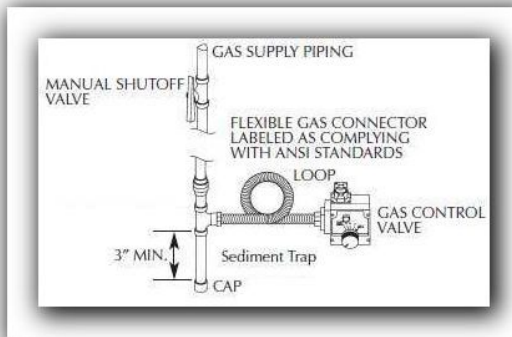
18" clearance: **N/A**

Additional Notes:

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

I NI NP D

NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance. There is no sediment trap on the gas supply line. The below diagram is an example of a sediment trap.



NOTE: Due to the age of the unit, I recommend having the unit serviced and cleaned by a licensed plumber and I recommend routine monitoring for any signs of deterioration.



Unit 2:

Location: Attic

Garage Unit: Physically protected: **N/A** 18" clearance: **N/A**

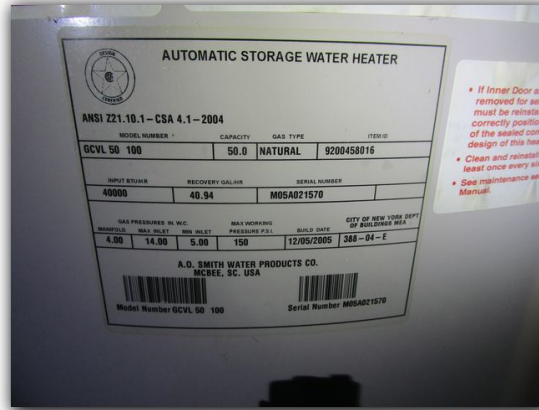
Additional Notes:

NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.

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

I NI NP D

NOTE: Due to the age of the unit, I recommend having the unit serviced and cleaned by a licensed plumber and I recommend routine monitoring for any signs of deterioration.



 D. Hydro-Massage Therapy Equipment
Comments:

 E. Other
Comments:

V. APPLIANCES

 A. Dishwashers
Comments:

 B. Food Waste Disposers
Comments:

 C. Range Hood and Exhaust Systems
Comments:

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

I NI NP D

NOTE: There is evidence of a downdraft vent in the crawl space that is not connected to anything in the home, including wiring that is not contained in conduit or a junction box. I recommend asking the seller for any additional information.



D. Ranges, Cooktops, and Ovens

Comments:

Range Source: **Gas (apartment and home)**

Oven Source: **N/A**

Cooktop Source: **N/A**

Thermostat set at 350°F

Achieved: Apartment Oven **380** °F

Home Ovens **330 & 350** °F

Additional Notes:

The gas supply shut off valve is located behind the unit (in both locations). The gas supply shutoff valve should be readily accessible in case of an emergency.

Home Oven Temps:



The anti tip device is missing.

The apartment oven was set to 350 degrees for the duration of the inspection. During that time, the oven achieved a temperature of 380 degrees. The oven is 30 degrees high and may need to be recalibrated.

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

I	NI	NP	D
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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust vent fan is not working in the laundry room, jack and jill bathroom and upstairs private bathroom.

G. Garage Door Operators

Comments:

Auto reverse block test acceptable: **Yes**

Electric eye reverse test acceptable: Yes

Additional Notes:

H. Dryer Exhaust Systems

Comments:

NOTE: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.

NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

NOTE: The sprinkler system was not inspected for underground leaks or coverage.

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

I NI NP D

NOTE: The unit was off at the control panel. I turned it on to test it, then off again when I was finished.



There is a leak at the base of the sprinkler head in zone 1 by the fence.



There are sprinkler heads that spray the sidewalk and home at more than one location. The sprinkler heads may require adjustment. Spraying directly onto the home can lead to moisture penetration. I recommend having the system reviewed by a qualified irrigation specialist.

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

Type of Construction: N/A

Comments:

NOTE: I did not inspect the pool. Recommend the pool be inspected by a qualified pool company.

C. Outbuildings

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Type of Pump: **N/A**

Type of Storage Equipment: **N/A**

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: **N/A**

Location of Drain Field:

Comments:

Summary

FOUNDATIONS

NOTE: The foundation is obstructed from view at the rear of the home and at the garage where the decking between the home and garage covers the slab / footing.
There is a hairline crack on the side of the garage near the fence / gate area (leading to the back yard / side of the garage).
The insulation is loose along the underside of the home in the crawl space at more than one location. The insulation may need to be re-installed / re-secured.

GRADING AND DRAINAGE

There are flat / low spots in the yard (front and back) that may hold water.
The lot did not appear to have the proper slope for drainage at all points around the perimeter of the home. The grading should slope at least 6" in the first 10' around the home. Inadequate slope may allow water to stand against the foundation and may lead to excess foundation movement.
NOTE: I recommend monitoring the drainage after rain to determine if there is an additional need for drains.
NOTE: I recommend keeping all drains in the yard areas clear / clean to help promote proper flow of water away from the foundation.

ROOF COVERING MATERIALS

The shingles are showing signs of age / wear, including loss of granular material.
The roof has average wear for its age, but I do suggest that roofing maintenance be performed by a qualified roofing contractor. Roofing maintenance consists of re-sealing all penetrations, caulking all nail heads and flashing, and I suggest all roof jacks be reviewed for deterioration.

ROOF STRUCTURES AND ATTICS

The attic door is not closing completely (at both apartment and home attic entry doors). This can allow warm air in the warmer months and cool air in the cooler months to enter into the living space. It can also allow any exhaust gases that may be in the attic to enter into the home.
The strong back has been cut in the attic above the garage apartment to make room for the attic ladder. There is a required minimum 24" wide, unobstructed walkway to all attic equipment. The walkway is obstructed / inadequate, creating a potential trip hazard (in the apartment attic).
NOTE: I recommend protecting the bottom of the attic ladder in order to help protect the floors in the upstairs hall.
The attic access ladder is very shaky and may need to be reviewed by a qualified contractor for safe access to the attic.
NOTE: There is limited access to the attic space beyond the opening, walkway and equipment. Not all of the attic space was accessible or visible for inspection.

WALLS (INTERIOR AND EXTERIOR)

All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.
There is a mortar joint crack at the bottom front left corner (at the front left window on the front porch).
There is evidence of a mortar joint crack and prior repair to the brick / mortar on the front of the home at

the front right windows (formal living room).

There is evidence of rotting wood at the crawl space ventilation covers including at the front right and front left corners (and along the sides of the home).

The electric meter and service panels are not properly weather sealed on the exterior wall.

There is a horizontal mortar joint crack on the right side of the home at the middle crawl space vent.

There is a mortar joint crack at the front right corner of the front porch.

The exterior light fixtures are not properly sealed or secured to the wall. This is a potential moisture penetration point.

There is a hairline crack on the wall at the top of the stairs leading into the garage apartment at the windows.

There are gaps at the window frame / trim at the apartment windows.

There is evidence of wood rot / deterioration at the front right bedroom window. There are signs of a multitude of ladybugs at this location.

There is a crack on the wall in the front right bedroom at the doorway to the bathroom.

There is a crack along the inside corner in the front left bedroom at the corner to the right of the windows.

The interior walls (including closets) and garage walls are obstructed by storage and furniture. Not all of the walls are accessible / visible for inspection.

There is a crack on the wall in the master bedroom at the bathroom door.

CEILINGS AND FLOORS

There is a hairline crack on the ceiling at the top of the stairs at the entry to the garage apartment.

There are cracks at the corners of the tray ceiling in the dining room.

There is a stain on the ceiling in the master bathroom above the entry door.

There is a gap along the floor board and trim / quarter round in the master closet at more than one location.

There are cracks beginning to form at the corners of the tray ceiling in the master bedroom.

DOORS (INTERIOR AND EXTERIOR)

The front entry door is warped at the top, and there is daylight showing through the jamb. This is indicative that the door is not fully weather sealed.

There is daylight showing through the jamb at the base of the rear living room exterior entry doors. This is indicative that the door is not fully weather sealed.

The garage entry door has a loose door knob.

There are missing bullets at the top of the doors at more than one location, including the top of the left water heater closet door in the garage apartment, and the left closet door inside the garage apartment.

The garage apartment entry door is missing.

The pantry doors are missing.

There is daylight showing through the jamb at the entry door to the garage apartment. This is indicative that the door is not fully weather sealed.

The garage entry door has no bottom sweep, and there is daylight showing through the jamb. This is indicative that the door is not fully weather sealed.

WINDOWS

The top window lock / latch is loose at the left apartment window.

The left window crank is loose at the left apartment window.

The blinds are damaged at the right window in the garage apartment.

STAIRWAYS (INTERIOR AND EXTERIOR)

Where there are three or more stairs, a handrail is required. This requirement is not being met at the garage entry stairs, or along the left side of the stairs in the home. This may pose a potential safety hazard.

There is a missing bolt at the bottom rail / post at the base of the stairs in the home.

FIREPLACES AND CHIMNEYS

There is a missing cover on the vent at the outdoor fireplace.

The chimney vent pipe does not have proper clearance from combustible materials including insulation in the attic.

OTHER

All exit doors with direct access to the pool shall be equipped with an audible alarm warning that the doors have been opened. The gates on the sides of the home should open outward away from the pool and shall have a self-closing, self-latching device. The lock should be located 3 inches below the top of the gate. These requirements are not being met.

There is a cracked tile at the front entry steps.

There is a tree touching the right side of the home. I recommend trimming the branches away from the home.

There is evidence of drywood termite activity at the left side of the home at the crawl space vent (both exterior and interior sides of the vent). I recommend a complete treatment by a qualified contractor.

There are signs of prior subterranean termite activity in the crawl space at the rear of the home at more than one location. I recommend asking for any additional information.

SERVICE ENTRANCE AND PANELS

The wrong clamp has been used to secure the ground wire to the ground rod. The clamp should be an acorn style clamp.

There are wires that are double tapped in the outside panel at the lower right breaker.

There are neutral wires that are double tapped in the garage panel. Each neutral wire should be under its own lug.

There is no anti oxidant paste on the aluminum service wires at the main lugs in the garage panel.

Newer codes state that electrical panels cannot have their wiring bundled, unless it is an exterior electrical panel. There are bundled wires in the garage panel.

I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

NOTE: I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.

NOTE: The walls are obstructed by furniture / storage. Not all outlets are accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

NOTE: There are receptacles that are GFCI protected in the home. The follow is a list of the GFCI reset locations: exterior below the breaker box at the area near the garage door, in the garage, in the apartment bathroom, in the kitchen and in the master bathroom.

There are outlets that are not GFCI protected, as is currently required, including in the garage (where the

irrigation control panel is plugged in), in the apartment kitchen, and in the wet bar area.

The gas meter is not visibly bonded to the remainder of the electrical system. The unit may be bonded at a point later in the line / system. However, the clamp and bond wire are required to be in a location that is visible and accessible for inspection. I did not locate a bonding clamp or wire on the gas meter at the time of the inspection.

There is an outlet face up in the kitchen cabinet below the kitchen sink that is not GFCI protected.

There are bulbs missing or burned out in more than one location around the home.

NOTE: This is an occupied home. The arc fault breakers were not tested as I did not want to risk damage to any item that may be connected to those breakers.

There is a missing outlet cover in the cabinet below the sink in the garage apartment kitchen.

There are loose outlets in the apartment by the entry and at the top of the stairs in the home.

The three way light switch servicing the overhead lights at the rear patio area is not wired properly and does not allow the light to be turned off or on at either switch unless one of the switches is in a specific position.

There are char marks at the top outlet opening in the dining room at the front left corner.

There are ceiling fans that are not properly balanced in the dining room.

There are light switches in the upstairs hall in the home that do not have an obvious purpose. I recommend asking the seller for any additional information.

There are smoke detectors that are "chirping". This is usually indicative that the batteries need to be replaced.

I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

HEATING EQUIPMENT

Unit 1

NOTE: As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

Unit 2

NOTE: As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

Unit 3

NOTE: As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

COOLING EQUIPMENT

Unit 1

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

NOTE: The ambient temperature is near 60 degrees. This may make the differential readings inaccurate.

There is rust at the secondary drain line and on the house on the right side of home.

NOTE: Due to the age of the unit, I recommend having the unit serviced by a licensed HVAC technician.

The insulation on the copper lines at the exterior condenser unit is deteriorated and may need to be replaced or repaired.

There is rust in the overflow pan and on the evaporator coils cover in the attic.

The temperature differential between the supply and return registers should be at least 15 degrees. The unit did not produce a temperature differential that meets this minimum requirement. This could be symptomatic of other issues inside the system.

I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

Unit 2

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each

heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

NOTE: The ambient temperature is near 60 degrees. This may make the differential readings inaccurate.

NOTE: Due to the age of the unit, I recommend having the unit serviced by a licensed HVAC technician.

The insulation on the copper lines at the exterior condenser unit is deteriorated and may need to be replaced or repaired.

There is rust in the overflow pan.

The evaporator coils unit in the attic vibrates during operation.

The temperature differential between the supply and return registers should be at least 15 degrees. The unit did not produce a temperature differential that meets this minimum requirement. This could be symptomatic of other issues inside the system.

I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

Unit 3

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

NOTE: The ambient temperature is near 60 degrees. This may make the differential readings inaccurate.

NOTE: Due to the age of the unit, I recommend having the unit serviced by a licensed HVAC technician.

The insulation on the copper lines at the exterior condenser unit is deteriorated and may need to be replaced or repaired.

I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

DUCT SYSTEMS, CHASES, AND VENTS

There is an exhaust vent that terminates in the attic instead of the exterior.

The return air filters are dirty. I recommend changing the filters routinely.

NOTE: I recommend having the duct work cleaned by a qualified contractor to help remove any allergens or other potential pollutants.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Apartment Bathroom:

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head in the apartment bathroom.

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

The shower diverter does not fully divert water from the tub faucet to the shower head.

The sink plunger is not working properly. This sink will not hold water.

Master Bathroom:

Tub / shower plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

Bath 3: (Jack and Jill Bathroom:)

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the shower head in the jack and jill bathroom.

The shower head is loose in the wall.

The shower control knob is sticky and hard to rotate.

The shower diverter does not fully divert water from the tub faucet to the shower head.

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

Bath 4: (Upstairs Private Bathroom:)

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

The shower diverter does not fully divert water from the tub faucet to the shower head.

Bath 5: (Powder Bathroom:)

The toilet seat is loose.

Outside Faucets:

The hose bibs are not fully / properly insulated.

There are anti siphon devices missing at the hose bibs around the home.

There is a smell of gas at the gas meter. I recommend having the gas supply lines and connections reviewed by a licensed plumber and any and all deficiencies repaired.

NOTE: The water pressure diminishes slightly when all water sources are on at the same time.

I recommend having a licensed plumber review and repair the deficiencies.

Laundry Room:

NOTE: The laundry room equipment is installed, obstructing my view.

The cover is loose at the base of the sink faucet sprayer, creating an exposed opening to the interior of the cabinet.

DRAINS, WASTES, AND VENTS

There is damage to the deflecto on the right wall of the home near the rear corner.

WATER HEATING EQUIPMENT

Unit 1:

NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.

There is no sediment trap on the gas supply line. The below diagram is an example of a sediment trap.

NOTE: Due to the age of the unit, I recommend having the unit serviced and cleaned by a licensed plumber and I recommend routine monitoring for any signs of deterioration.

Unit 2:

NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.

NOTE: Due to the age of the unit, I recommend having the unit serviced and cleaned by a licensed plumber and I recommend routine monitoring for any signs of deterioration.

RANGE HOOD AND EXHAUST SYSTEMS

NOTE: There is evidence of a downdraft vent in the crawl space that is not connected to anything in the home, including wiring that is not contained in conduit or a junction box. I recommend asking the seller for any additional information.

RANGES, COOKTOPS, AND OVENS

The gas supply shut off valve is located behind the unit (in both locations). The gas supply shutoff valve should be readily accessible in case of an emergency.

The anti tip device is missing.

The apartment oven was set to 350 degrees for the duration of the inspection. During that time, the oven achieved a temperature of 380 degrees. The oven is 30 degrees high and may need to be recalibrated.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

The exhaust vent fan is not working in the laundry room, jack and jill bathroom and upstairs private bathroom.

DRYER EXHAUST SYSTEMS

NOTE: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.

NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

NOTE: The sprinkler system was not inspected for underground leaks or coverage.

NOTE: The unit was off at the control panel. I turned it on to test it, then off again when I was finished. There is a leak at the base of the sprinkler head in zone 1 by the fence.

There are sprinkler heads that spray the sidewalk and home at more than one location. The sprinkler heads may require adjustment. Spraying directly onto the home can lead to moisture penetration. I recommend having the system reviewed by a qualified irrigation specialist.

SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

NOTE: I did not inspect the pool. Recommend the pool be inspected by a qualified pool company.

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify _____ in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to _____ for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date _____ .

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Scott Osborne LICENSE #: 20555