



"A big city inspection group with small town values"



**5826 Augusta Ct.
Houston 77057**

PROPERTY INSPECTION REPORT

Prepared For: Yaman Ilhan
(Name of Client)

Concerning: 5826 Augusta Ct., Houston 77057
(Address or Other Identification of Inspected Property)

By: Ruben Santillan, Lic #5570 07/27/2021
(Name and License Number of Inspector) (Date)

(Name and License Number of 2nd 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

How to read and interpret this report:

All commented items should be repaired or addressed to client's satisfaction **PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.**

Highest Priority Items are printed in bold print and/or are in boxes

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards.

Comments in italics are generally FYI (for your information) and don't require any action.

For reference: The front of the unit faces south

Description: 2 story, wood framed single family residence ; stucco exterior; composition roof; attached garage

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

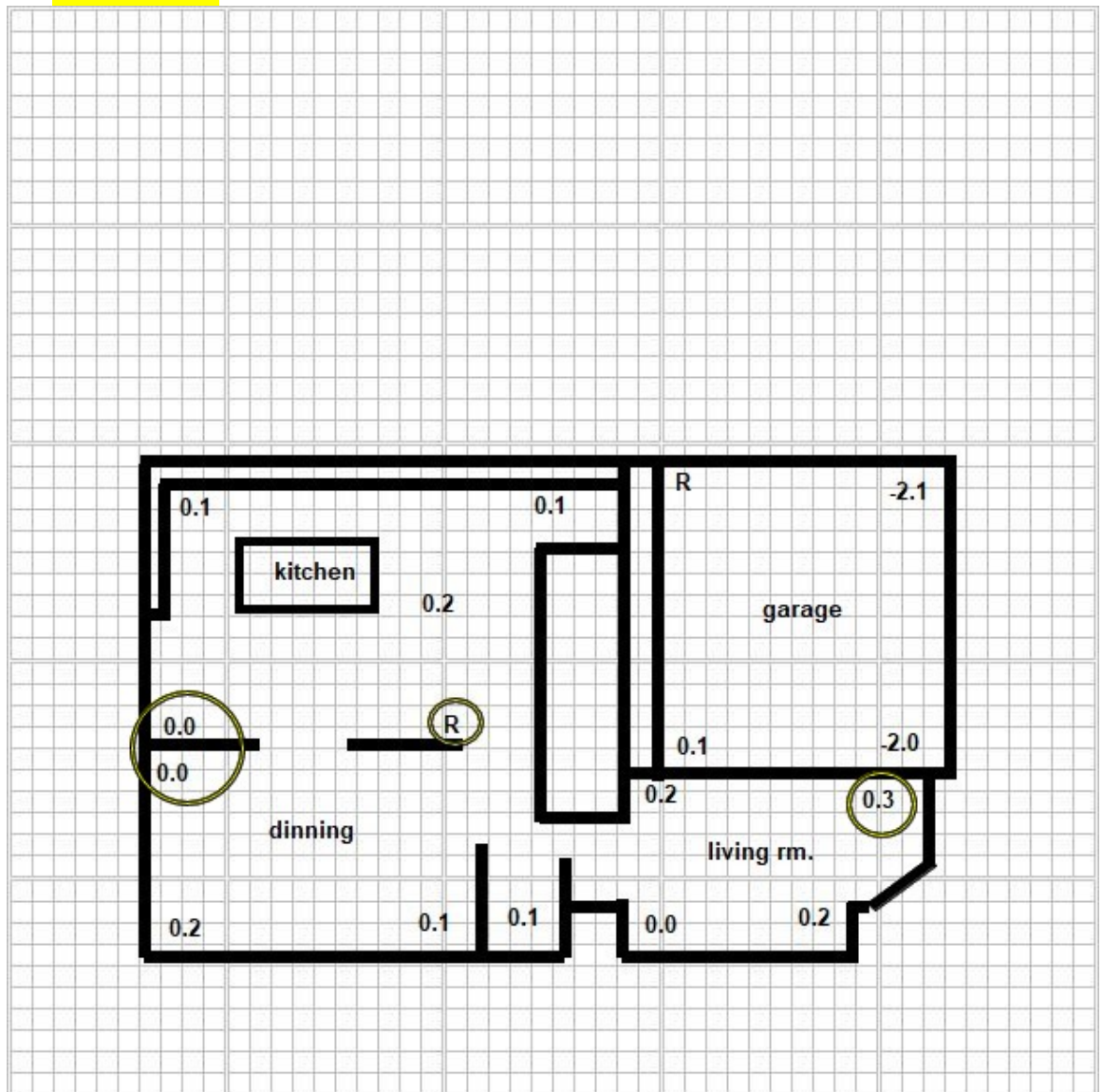
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A. Foundations

Type of Foundation(s): Slab on grade

Comments:

A foundation elevation survey was conducted during the inspection. The table below represents data gathered using a Zip Level or similar instrument and adjusting for floor covering height differences. i.e. differences between tile, carpet and wood flooring. Measurements are listed to the nearest .1". Measurements were taken along the respective walls listed below-North, East South, West, etc. Greatest variance was 0.3 of an inch



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Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, doors that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection are/were not severe enough to recommend repair. Acceptance of present and future condition / performance / maintenance rests solely with the buyer / client.

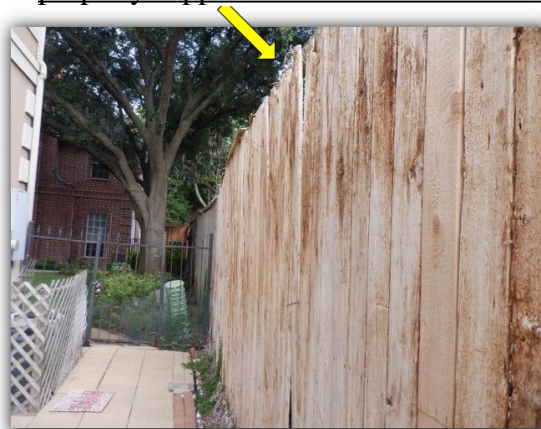
B. Grading and Drainage

Comments:

Buyer's note; ensure flower bed soil does not rise above joint between concrete and brick pavers of exterior patios, wood destroying insects have been known to gain entry between pavers and concrete patio and migrate to house.

Underground yard and/ or pool deck drainage system not checked / inspected. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained / cleaned.

Wood fence observed to be leaning at one or more locations, indication that it is not properly supported. Wood deterioration also observed.



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C. Roof Covering Materials

Types of Roof Covering: composition shingles over solid decking

Viewed From: by drone

Comments:

ROOF SURFACE:

Older roof, nearing end (last 1/3 to 1/4) of serviceable life. Observed Brittle, cracked, curled ends, and/or excessive granular loss of shingles.



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Observed spot repairs to roof surface.(Around the chimney)



VISIBLE FLASHING:

No deficiencies observed at the time of inspection.

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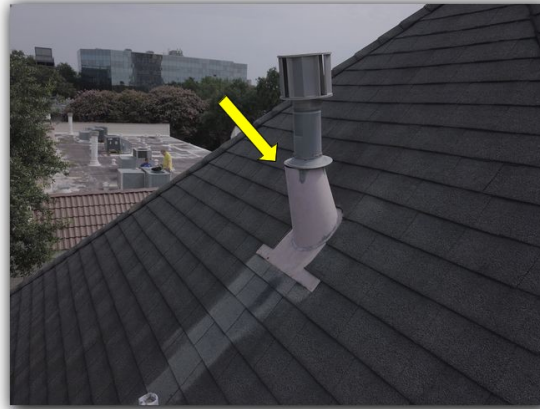
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ROOF PENETRATIONS:

The water heater storm collar or class B vent is not set/sealed properly. This condition does allow water penetration into the attic and should be repaired.



EVIDENCE OF ROOF WATER PENETRATION:

Roof water penetration observed at the following location(s):see pictures above and water heater section for additional pictures. Additional evidence of previous water penetration observed adjacent to the chimney. Low moisture meter readings were taken at the time of this inspection.



RAIN GUTTERS AND DOWNSPOUTS:

No deficiencies observed at the time of inspection.

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D. Roof Structures and Attics

Viewed From: Safely accessible areas as deemed by the inspector

Approximate Average Depth of Insulation: 6-8 inches

Approximate Average Thickness of Vertical Insulation: not observable

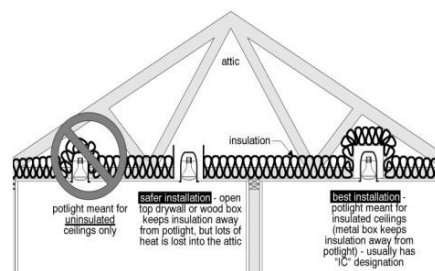
Comments:

ROOF STRUCTURE AND FRAMING:

ATTIC INSULATION:

Ensure insulation is maintained a minimum of 3 inches and wood a minimum of 1 inch from around all recessed lights to reduce possible fire hazard.

Potlights in insulated ceilings



ATTIC ACCESS, LADDERS AND SERVICE WALKS:

Not all areas of attic were accessible for inspection.

Stairway to attic is not sealed with weather stripping to seal gaps and prevent loss of conditioned air to attic or is missing insulation on stairway.

Not installed per manufacturer's installation instructions. Missing securing nails / lag bolts in holes of metal pivot points and corner braces.

Not installed per manufacturer's installation instructions. Missing securing nails / lag bolts in holes of metal pivot points and corner braces.

ATTIC VENTILATION AND SCREENING:

No deficiencies observed at the time of inspection.

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E. Walls (Interior and Exterior)

Comments:

Houses built prior to 1978 may contain lead based paint, this company does not inspect for lead, bio-hazards or any other pollutants.

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

EXTERIOR:

A limited visual inspection of what appears to be traditional hard coat / cement-based stucco exterior siding did not indicate any specific areas of concern for this inspector; However, no representation is made regarding the lack of or possibility of unseen / undetected / hidden / latent water damage behind the stucco exterior. If client has any concerns about the possibility of damage behind the stucco, which is specifically excluded from this limited visual inspection, client is encouraged to arrange for a separate stucco intrusive inspection prior to the expiration of any option period.

Recommend additional stucco intrusive inspection be conducted to rule out the possibility of unseen / undetected / latent / hidden water damage behind areas of the stucco exterior. Sections of the exterior appear to be traditional hard coat / cement-based stucco. A limited visual inspection by this inspector has created concerns regarding the possibility of latent damage from water penetration behind the stucco at one of more locations that can only be verified by drilling / intrusive testing. Recommend client contact our office or another third party stucco inspector of your choice prior to the expiration of any option period to conduct an intrusive stucco inspection.

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Recommend caulking around electrical disconnect box(s) of A/C unit(s) to prevent water entry behind disconnect(s).

Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



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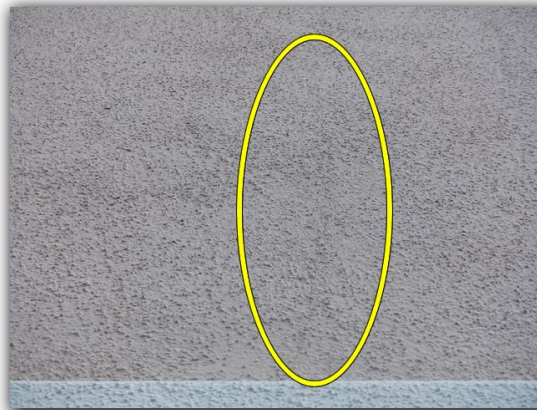
D=Deficient

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Wood rot observed on areas of house / garage.



A hair line crack of the stucco observed over the garage area, recommend sealing.



EVIDENCE OF WATER PENETRATION:
No deficiencies observed at the time of inspection.

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F. Ceilings and Floors

Comments:

CEILINGS:

Joint sheetrock crack observed in the master bedroom area.(cosmetic in nature)

Thermal imaging of the interior was taken and no anomalies were observed.



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FLOORS:

Water damaged wood flooring. Observed cupping / unevenness of wood flooring, indication of high moisture conditions below wood flooring.



Note: a sub floor anomaly could be felt at the 2nd floor southeast bedroom adjacent to the windows, possibly deterioration. Low spots could be felt when walking over the area.



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G. Doors (Interior and Exterior)

Comments:

INTERIOR:

One or more doors in house will not latch. (one of the master bathroom doors)
Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

EXTERIOR:

Prudent buyers replace/rekey exterior locks upon taking possession of property.
No deficiencies observed at the time of inspection.

GARAGE:

No deficiencies observed at the time of inspection.

H. Windows

Comments:

All windows were not operated/accessible in furnished residence.

WINDOWS:

One or more window spring(s) were observed to be sprung/broken/detached. (dinning, formal living room, master bedroom, upstairs southeast bedroom, southwest bedroom)
Due to the damage spring the window in the dinning area is not latching.



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One or more screens are missing and/or damaged.

Window jamb alarm sensors need to be sealed with silicone seal to prevent water entry.



SAFETY GLASS IN HAZARDOUS LOCATIONS:

No deficiencies observed at the time of inspection.

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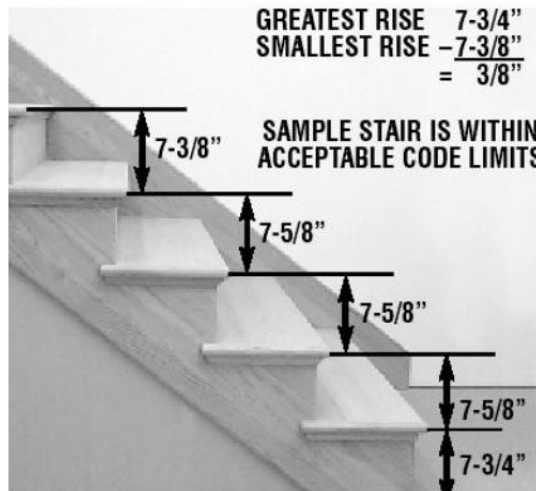
I. Stairways (Interior and Exterior)

Comments:

INTERIOR:

Stairway has tripping hazard, Risers are not same height along the entire height of steps.

Stairway does not comply with current industry standard, (code). CABO 314.2 & UBC 1006.3 requires "The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch."



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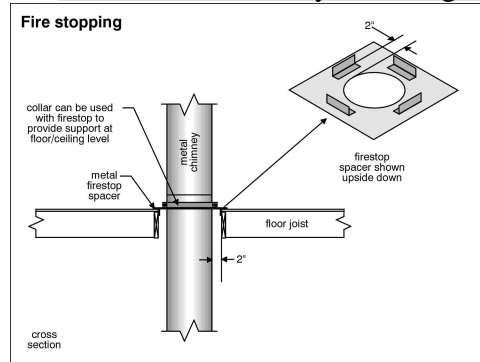
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J. Fireplaces and Chimneys

Comments:

Chimney is not properly fire stopped in attic ; Does not comply with the 1992 CABO One and Two Family Dwelling Code section R-402.7 IRC R1001.16.



Note: the gas valve is located within the allowable 4 foot span of the opening of the fireplace, however due to cabinet one must reach deep into the cabinet to turn the valve on then quickly rotate back to the burner to lit the gas. Typically the valve should be able to rotate with one hand while lighting the starter bar with the other.



K. Porches, Balconies, Decks, and Carports

Comments:

Cracks in walkways, driveway and/or garage concrete observed, typical.

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L. Other

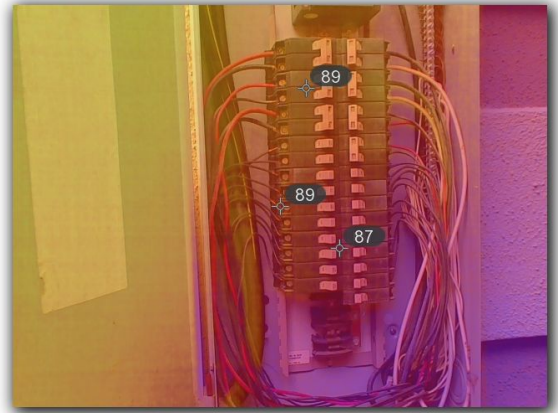
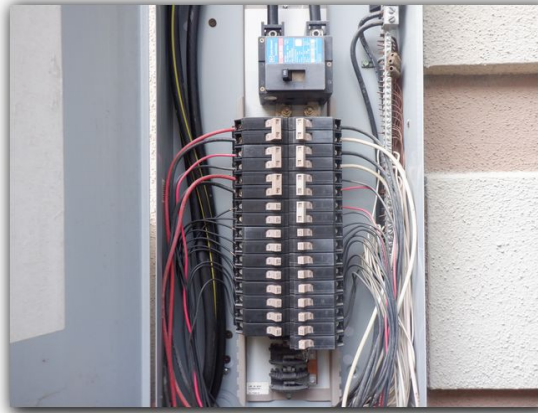
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

150 AMP ELECTRICAL SERVICE PANEL LOCATED AT NORTH EXTERIOR



Dead front missing one or more securing screws. Need to ensure screws used do not have sharp / pointed ends that can penetrate live electrical wiring behind dead front and cause shock, fire, serious injury.

Not all breakers are properly identified.



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Observed improper use of normal wire conductor colors. Observed black wire used for other than ungrounded / hot conductors, white wire used for other than grounded / neutral, and/or bare green wire use for other than grounding conductors.

FEEDER WIRING:

Observed type of feeder wiring is aluminum.

Did not observe anti-oxidant compound (grease) on the exposed aluminum feeder wiring.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Observed type of branch wiring is copper.

Comments:

BRANCH WIRING:

No deficiencies observed at the time of inspection.

FIXTURES:

Light(s) found to be not functioning. Probably just a burned out bulb, or it could be a broken fixture / switch or improper wiring. Including but not limited to; half bathroom, front entry hallway.

Ceiling fan(s) not balanced and/or noisy operation, southeast bedroom, master bedroom.

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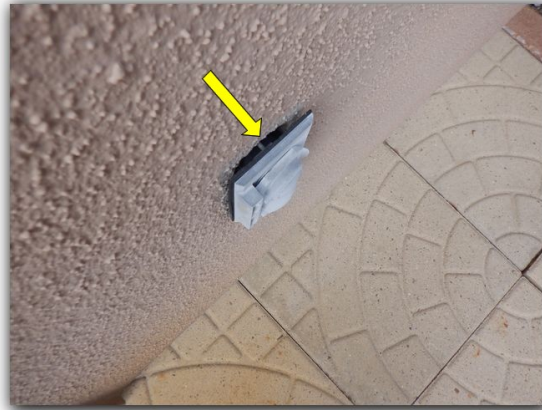
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OUTLETS:

Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.

GFCI reset locations; kitchen 2, garage 1, master bathroom 3, Jack and Jill bathroom 1.
One or more outlets are not secured well in wall.(North exterior, master bedroom)

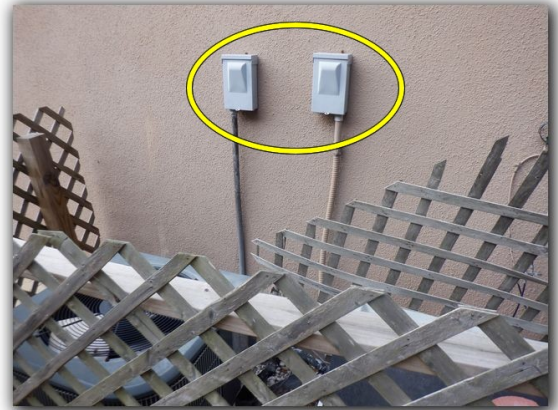
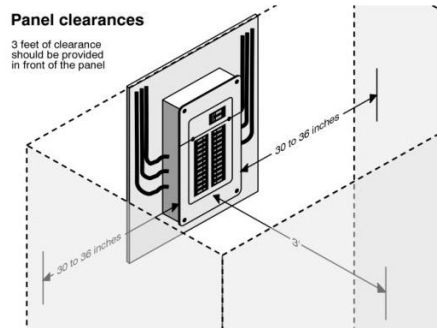


SWITCHES:

No deficiencies observed at the time of inspection.

EQUIPMENT DISCONNECTS:

Code requires minimum clearance to electrical service panels (including A/C disconnects) to be 36" in front of and 30" from side to side.



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SMOKE DETECTORS AND ALARMS:

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Gas

Comments:

HEATING UNIT: FUNCTIONING

Make: Trane

Model: TUE060A936K1

S/N: M333MKB2G

Unit has exceeded its normal serviceable life; budget for repair or replacement.

Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which is called for in the manufactures installation instructions.

HEATING UNIT: FUNCTIONING

Make: Trane-

Model: TUE060A936K1

S/N: M333MK02G

Unit has exceeded its normal serviceable life; budget for repair or replacement.

Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which is called for in the manufactures installation instructions.

HOUSE HEATER EXHAUST VENT(S):

No deficiencies observed at the time of inspection.

BLOWER(S):

No deficiencies observed at the time of inspection.

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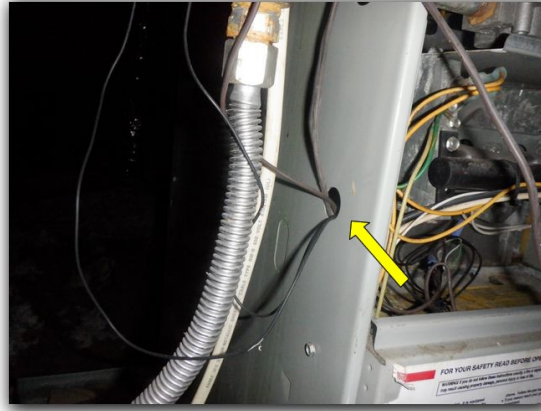
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THERMOSTAT(S):

The thermostat wiring for the upstairs unit were crimped/damaged and very sensitive to movement. The HVAC system stopped working when the wiring was marginally moved to removed the burner cover. **The cause and remedy should be investigated and corrected as necessary.**

Thermostat wiring not secured to attic unit(s), missing small fitting that secures wiring to cabinet to prevent pulling loose by service personnel or homeowner.



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B. Cooling Equipment

Type of Systems: Forced air-split system

Comments:

2ND FLOOR CONDENSING UNIT:

Make: Amana-2005 unit

Model: RCC36C2C

S/N: 0503178490 max breaker 30 amps

Unit has exceeded its normal serviceable life; budget for repair or replacement.

**Recommend qualified/licensed HVAC technician service/repair/replace as needed.
Not cooling well.**

2ND FLOOR EVAPORATOR COIL:

Temperature Differential: 73.9-59.2=**14.7**

Make: Rheem-2007

Capacity: 3 ton7

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1ST FLOOR CONDENSING UNIT:

Make: Trane-1998

Model: TTB030C100A1

S/N: N024WH5BF max 30 amps

Unit has exceeded its normal serviceable life; budget for repair or replacement.

1ST FLOOR EVAPORATOR COIL:

Temperature Differential: 72.9-55.6=17.3

Make: ADP-2006 unit

Capacity: 3 ton

CONDENSATION DRAIN PAN/DRAIN LINES:

Secondary drain pan is rusted; indication coil (or previous coil) has history of leaking/dripping condensation into pan. (1st floor)



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C. Duct Systems, Chases, and Vents

Comments:

One of the registers in the dinning area is marginally loose at the ceiling mount.

Excessive air loss at defective manufacture construction joint / seam of heater.(downstairs unit)

Insulation observed to have pulled loose off of a duct between the downstairs furnace and the water heater, this section of duct will loose some efficiency.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: south exterior wall of house

Static water pressure reading:

Comments:

WATER SUPPLY PLUMBING:

Water supply piping observed to be predominantly copper.

Water softener, treatment and filtration type of equipment was not checked/inspected.

COMMODOES:

Not secured to floor, recommend removal of commode, inspection of flange serviceability, install type of wax ring with foam gasket inside wax and new securing bolts; half bathroom.

Tank refill device is slow to refill tank; Jack and Jill bath.

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SINKS:

No deficiencies observed at the time of inspection.

FAUCETS:

Handle(s) loose; master bathtub.

One or more of faucet aerators are clogged and/or missing. (master sinks)

Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind wall.

Low water pressure observed at one or more faucets; right Jack and Jill bathroom sink. Drips water, hard to turn off completely.(right Jack and Jill sink)



Low water pressure observed at one or more faucets; Jack and Jill bath.(both sinks)

Hot/cold reversed, Hot water supply to any fixture shall be installed on the left side, Standard Plumbing Code; master bathtub.



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TUBS:

No deficiencies observed at the time of inspection.

SHOWER(S):

24 hour shower pan test has been specifically excluded.

Shower diverter valve is not fully functional, does not direct all water to shower head during operation, (on or more bathrooms)



LAUNDRY CONNECTIONS:

Recommend use of stainless steel braided "no burst" clothes washer water supply lines to reduce chance of water damage.

Hot & cold faucets of laundry room are not identified, color coded (red-hot, blue-cold).

EXTERIOR HOSE BIBS:

Does not have code approved anti-back flow devices installed at all locations.



GAS SUPPLY SYSTEMS

Pressure test of gas lines has been specifically excluded.

Gas meter located at the north exterior side of house

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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OBSERVED BRANCH LINES:

Galvanized and/or black iron

APPLIANCE CONNECTIONS:

Proper flex

Portions of the gas piping system in this home is comprised of Corrugated Stainless Steel Tubing also known as CSST. CSST has recently been alleged to cause increased risk of fire (over conventional black iron piping) in the event of a lightning strike. There has been a class action lawsuit and settlement agreement. The manufacturers indicate that the risk occurs when CSST is not adequately bonded. Please read the CSST Settlement <http://www.pddocs.com/csst> for additional information regarding the alleged safety issues, lawsuit and settlement. Recommend further evaluation by a licensed electrician and the installation of any necessary safety enhancements regarding the proper grounding, bonding, and or lightning protection of this particular installation.

Uncapped gas valve at laundry room. Gas line needs to capped if not used.



I=Inspected

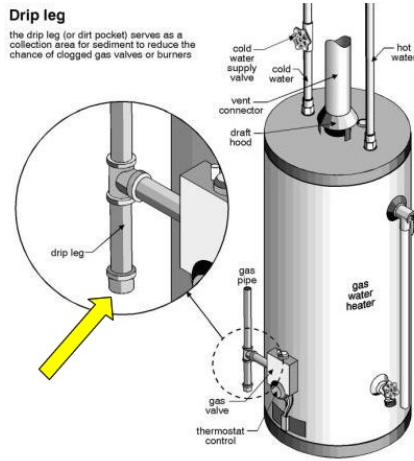
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which is called for in the manufactures installation instructions.



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B. Drains, Wastes, and Vents

Comments:

Hydrostatic pressure test of sewer lines was specifically excluded.

DRAIN, WASTE, VENT PLUMBING:

Type of drain waste vent material observed to primarily plastic

There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend installation of bath plumbing access panels where possible.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source: Gas-1997 unit

Capacity: 75 gallons

Comments:

WATER HEATING UNIT(S):

Unit has exceeded its normal serviceable life; budget for repair or replacement. Corrosion at the top of the water heater can be observed, the storm collar is not sealed allow water penetration.



Corrosion observed at shut off valve and/or connections on top of water heater.



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D=Deficient

I	NI	NP	D
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WATER HEATER EXHAUST VENT(S):

Storm collar is not set and sealed. (see roof section for pictures)

TEMPERATURE AND PRESSURE RELIEF VALVE(S):

Did not check operation since valve(s) is/are over 3 years old. Most manufacturers recommend replacement of T&P valves over 3 years of age.

D. Hydro-Massage Therapy Equipment

Comments:

Was not able to access motor for visual inspection. Does not fully comply with National Electric Code (Reference NEC 680-72. Accessibility. "hydromassage bathtub electrical equipment shall be accessible for repair / replacement without damaging the building structure or building finish".) Should have access panel installed for servicing / access to pump motor IRC 4109.3.

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Older unit, limited service life remaining.
Dish rack(s) severely rusted and/or deteriorated.
One of the button plastic covering/label was damaged.

B. Food Waste Disposers

Comments:

No deficiencies observed at the time of inspection.

C. Range Hood and Exhaust Systems

Comments:

Older unit, limited service life remaining.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

No deficiencies observed at the time of inspection.

ELECTRIC OVEN:

Timer and cleaning cycles not checked

No deficiencies observed at the time of inspection.

E. Microwave Ovens

Comments:

No deficiencies observed at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Improperly vents to soffit. Should vent to exterior.

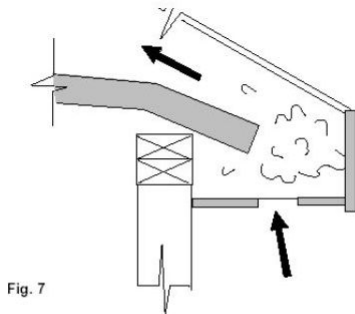
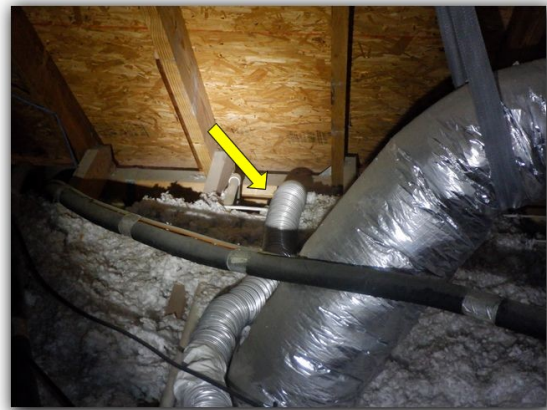


Fig. 7

Terminating exhaust fans to soffits/eaves builds up condensation moisture within the soffit that can deteriorate the fascia board, soffit and/or plywood roof decking and cause paint peeling. A soffit/eave is part of attic air space where exterior air is drafted in to the attic space with the exhaust duct fumes and moisture.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

G. Garage Door Operators

Comments:

Remote control hand held units were not checked/inspected.

Electronic sensing eyes are improperly installed; should be no more than 6 inches above floor.

Garage door operator control button is improperly located. Federal safety standard for automatic residential garage door openers states "Locate control button: (a) within sight of door, (b) at a minimum height of 5 feet so small children cannot reach it, and (c) away from all moving parts of the door."

Missing required safety sticker / decal next to operator button.



H. Dryer Exhaust Systems

Comments:

Recommend periodic cleaning of the dryer vent ductwork to reduce the risk of fire.

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

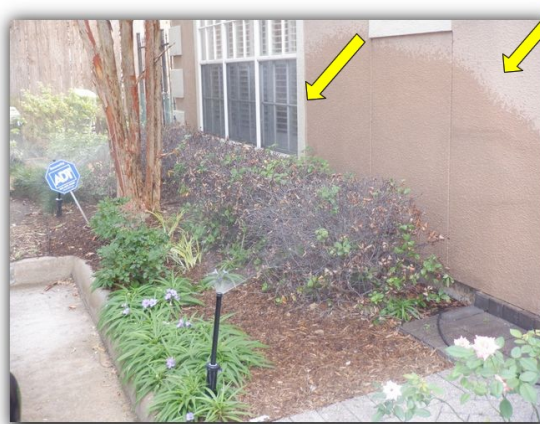
Comments:

Testing, certifying and / or verifying the proper operation of back-flow device is specifically excluded.

Code required back flow prevention device on sprinkler system is not installed at proper height; a minimum of 6" above highest head IRC 2902.2.2.



One or more spray heads need adjustment for proper yard cover and reduced over spray on house.



I=Inspected

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D=Deficient

I	NI	NP	D
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The trajectory of 1 or more of the sprinkler heads need to be adjusted for a more efficient coverage of the area.



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B. Outbuildings

Comments:

Not present at time of inspection.

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C. Outdoor Cooking Equipment

Energy Source:

Comments:

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D. Other

Comments:

INTENT OF INSPECTION:

It is the expressed intent and purpose of this report to inform you the client exclusively of the **visual ("eyeball") observations** and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the subject property are performing the function for which they were intended to perform or are in need of immediate repairs. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues , and/or issues unnamed in this report. **This report is neither an expressed nor implied warranty and / or guarantee as to future life and/or performance of the items inspected** , but is intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection. **Our intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk nor assume your risk.**

SCOPE OF INSPECTION:

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

METHOD OF INSPECTION:

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing, and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made both inside as well as outside of the structure; however, these observations were limited to only those areas open to view without moving any item, i.e.; inhabitants furniture, belongings or stored items which was blocking the view. The inspector did not employ any instruments to aid in the inspection, **disassemble any component of an item checked**, (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering unless noted in the body of this report.

LIMITATION OF INSPECTION:

The visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing, and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produce by structural, electrical, plumbing, and mechanical components problems.

Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.

There is no guarantee or warranty stated or implied that all defects have been found or that Sentinel Inspection Group, LLC will pay for the repair of any defect not discovered. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering fact. **THIS INSPECTION DOES NOT INCLUDE THE INSPECTION OF, SAMPLING FOR OR TESTING OF ANY SUBSTANCE CLASSIFIED OR OTHERWISE IDENTIFIED WITH OR AS A TOXIC SUBSTANCE AND/OR BIO-HAZARD OR WOOD DESTROYING INSECTS/ORGANISMS.**

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and /or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE:

In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services.

Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Wednesday, payable the next Friday

ARBITRATION / DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify Sentinel Inspection Group, LLC within ten (10) days of the time of discovery to give Walters Home Inspection a reasonable opportunity to re-inspect the property and resolve the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance

with (AAA) American Association of Arbitrators then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Sentinel Inspection Group, LLC and it's agents liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence. Sentinel Inspection Group, LLC

Sentinel Inspection Group, LLC does not conduct re-inspection services for any reason. We are not in the business of certifying workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

Acceptance and/or reliance on this report shall constitute an acknowledgment, acceptance, and agreement by Client(s) as well as any spouse / significant other, and/or any assigns to all terms, conditions, exclusions and limitations of this report as well as an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.