Texan Inspection Services
Property Inspection Report

10039 Bordley Drive, Houston, TX 77042
Inspection prepared for: Barry Oakes
Real Estate Agent: Jennifer Cramer - Dunninghill Properties

Date of Inspection: 1/23/2018 Time: 1:00 PM
Age of Home: 1963 Size: 2517
Weather: 64 Degrees and Clear
Interested Parties:
Buyer: Present * Seller: Present * Buyer's Agent: Present * Seller's Agent: Present
Property Occupied? Yes Seller's Disclosure On Site? No

Inspector: Matthew Staley
License # 20725
1305 FM 359, Suite E, Richmond, TX 77406
Phone: 281-342-5762 Fax: 281-342-4669

Email: mstaley@texaninspection.com
www.texaninspection.com

PROPERTY INSPECTION REPORT

Prepared For: Barry Oakes
(Name of Client)

Concerning: 10039 Bordley Drive, Houston TX, 77042
(Address or Other Identification of Inspected Property)

By: Matthew Staley, License # 20725 1/23/2018
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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:

•Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
•Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
•Ordinary glass in locations where modern construction techniques call for safety glass;
•The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
•Excessive spacing between balusters on stairways and porches;
•Improperly installed appliances;
•Improperly installed or defective safety devices; and
•Lack of electrical bonding and grounding.

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

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

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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D
X			X

1. Foundations

Type of Foundation(s): Slab on Grade
A visual inspection of the foundation was performed
Comments:
• Note: A visual inspection of the foundation and related structural components was performed and is intended to give an understanding of the inspector's opinion of the foundations performance. The rate of movement cannot be determined in a one-time inspection. Regular monitoring is recommended to determine if structural movement and/or further movement has occurred. Foundations on clay soil require adequate and even moisture around the perimeter of the foundation to prevent movement. Trees and shrubs can cause foundation damage when growing too close. Water should not be permitted to pond or erode under or alongside of any part of the foundation.
• In my opinion the homes foundation is performing as intended.
• In my opinion the garage foundation is not performing as intended. Recommend a qualified foundation specialist be engaged to further evaluate the condition and performance of the foundation. See additional comments below.
• "Corner pops" were observed on some corners of the foundation. This condition is typically cosmetic issue only as it does not affect the structural integrity of the foundation, however due to the severity, repairs are recommended. The corner pops at the rear left and front left corners of the home has actually caused a piece of the foundation to separate. The foundation also acts as a brick ledge supporting the weight of the brick veneer. Due to the damage to the foundation at the rear right corner this may effect the long term support of the brick veneer above the damaged area.
• Observed significant foundation cracks running through the garage foundation. Further investigation from a foundation specialists is recommended.

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

I	NI	NP	D

"Corner pops" were observed on some corners of the foundation. This condition is typically cosmetic issue only as it does not affect the structural integrity of the foundation, however due to the severity, repairs are recommended. The corner pops at the rear left and front left corners of the home has actually caused a piece of the foundation to separate. The foundation also acts as a brick ledge supporting the weight of the brick veneer. Due to the damage to the foundation at the rear right corner this may effect the long term support of the brick veneer above the damaged area.

Observed significant foundation cracks running through the garage foundation. Further investigation from a foundation specialists is recommended.

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

I	NI	NP	D	
X			X	2. Grading & Drainage

Comments:
• Note: Grading and drainage is a critical component for proper foundation performance and stability. Poor soil conditions are the leading cause of foundation repair. Controlling surface runoff in conjunction with implementing a proper swale will help extend the life of your homes foundation over time. The Greater Houston area receives between 30 and 40 days of rain a year. Though June is on average our wettest month, Texans know that our rain patterns are quite unpredictable. The unpredictable regularity of precipitation makes it all the more important to implement proper surface grading and water control measures. We visually inspect the exterior of your property for proper soil heights, ground coverage, and adverse conditions that indicate detrimental performance to the foundation.
• The grading on the left side of the home should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition or subtraction of top soil. The ground should slope away from the house at a rate of six inches of fall within the first ten feet. Ideally, at least six (6) inches of clearance should be maintained between soil level and the top of the foundation walls.
• The soil around the garage and front side of the home is too high. Ideally, the soil should be at least 4 inches from the bottom brick and 6 inches from any wood. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people.

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

I	NI	NP	D

The soil around the garage is too high. Ideally, the soil should be at least 4 inches from the bottom brick and 6 inches from any wood. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people.

The soil around the garage is too high. Ideally, the soil should be at least 4 inches from the bottom brick and 6 inches from any wood. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people.

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

I	NI	NP	D

The grading on the left side of the home should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition or subtraction of top soil. The ground should slope away from the house at a rate of six inches of fall within the first ten feet. Ideally, at least six (6) inches of clearance should be maintained between soil level and the top of the foundation walls.

The soil around the garage and front side of the home is too high. Ideally, the soil should be at least 4 inches from the bottom brick and 6 inches from any wood. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people.

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

I	NI	NP	D
X			X

3. Roof Covering Materials

Type(s) of Roof Coverings: Asphalt composition shingle
Viewed From: Roof
Comments:
• Note: Not all roofing applications are walked on during the inspection due to slope of roof, weather and other safety concerns. Weather conditions, wind, hail and extreme temperatures affect all roofing from day to day. Continual observation is recommended. Shingles and flashing are not lifted to observe nail pattern or determine condition of material installed below due to the potential to cause damage or leakage. Some issues and or defects are not visible as they are covered by roofing materials, flashing etc. Unforeseen issues could be revealed in the event repairs or replacement is undertaken. (Roofs are not checked for insurability; this is due to the fact that different insurance companies have different standards for insuring homes.
• Note: Roof was covered with asphalt composition shingles. Asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another and also between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection. Although I will inspect the roof to the best of my ability, a General Home Inspection does not include the use of destructive testing or research. I disclaim responsibility for confirming proper installation and condition of shingles and other roofing components including, but not limited to, underlayment, flashing and fasteners.
• The approximate age of the roof is 3 years old. This information was either obtained from the seller disclosure if available or is an approximate guess to the best of our ability. Please note that many items can age a roof at an accelerated rate or give the illusion that the roof is older than it may actually be, such as aggregate loss, organic growth, curled edges, ect. The average life expectancy of a roof is 20-25 years. This information is for your knowledge and is in no way a warranty of remaining life expectancy. We recommend a roofing specialist be consulted to determine remaining life expectancy/replacement costs.
• Accessible and visible portions of the roof were checked for evidence of loose/lifted shingles, exposed or rusty nail heads, aggregate loss, damaged shingles, flashing and caulking issues and evidence of previous repairs.
• Maintenance of roof covering is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary. Life expectancy of a composition roof can range from 15 - 25 years, depending on the quality of the material. The low-end shingle is normally around 15 years. Shingles labeled as 30-40 year life expectancy, last approximately 20-25 years in the Houston area. It is best to replace a roof when signs of cracking, curling edges, brittle shingles, or signs of granular loss are observed.
• All visible roofing materials appeared to be properly installed at time of inspection.
• Tree limbs should be cut away from roof at least 5 feet to avoid shingle damage.

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

I	NI	NP	D

All visible roofing materials appeared to be properly installed at time of inspection.

All visible roofing materials appeared to be properly installed at time of inspection.

All visible roofing materials appeared to be properly installed at time of inspection.

All visible roofing materials appeared to be properly installed at time of inspection.

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

I	NI	NP	D

All visible roofing materials appeared to be properly installed at time of inspection.

Tree limbs should be cut away from roof at least 5 feet to avoid shingle damage.

X			X	4. Roof Structure and Attic

Approximate Average Depth of Insulation: 10 to 12 inches
Approximate Average Thickness of Vertical Insulation: Undetermined
Comments:
• Note: Only accessible portions of the attic space are walked during inspection. Limited or lack of access and or obstructions, may prevent some portions of the attic space to be safely inspected or could have the potential cause damage to ceiling structure, sheetrock or any unseen mechanical/electrical fixtures covered by insulation.
• Viewed From: Attic
• Soffit and ridge attic ventilation was observed.
• A proper workspace is not present for the furnace. Current standards require 30" minimum from face of unit. Recommend adding decking for improved safety.
• Braces that support the ridge that are longer than 8 feet long should be doubled in a Tee formation. Improvements are recommended to better support the ridge of the roof.
• The rafters do not have adequate support at the ridge. Rafters that are cut improperly or do not fully bear should be repaired. This condition appears to be related to improper cuts during construction rather than to roof structure movement, as evident by the fact that they are scattered and not consistent.
• The roof rafters are 2x6 members and the purlin braces are 2x4 members. Today's standards require the purlin braces to be the same size of the rafters. Repairs are recommended.
• Today's building standards require purlin struts to be spaced no further than 4 feet on center. Additional supports are recommended if the roof begins to show sign of sagging.

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

I	NI	NP	D

Today's building standards require purlin struts to be spaced no further than 4 feet on center. Additional supports are recommended if the roof begins to show sign of sagging.

Braces that support the ridge that are longer than 8 feet long should be doubled in a Tee formation. Improvements are recommended to better support the ridge of the roof.

The rafters do not have adequate support at the ridge. Rafters that are cut improperly or do not fully bear should be repaired. This condition appears to be related to improper cuts during construction rather than to roof structure movement, as evident by the fact that they are scattered and not consistent.

Insulation in the attic was measured at 10-12 inches.

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

I	NI	NP	D

A proper workspace is not present for the furnace. Current standards require 30" minimum from face of unit. Recommend adding decking for improved safety.

X			X	5. Walls (Interior and Exterior)

Wall Materials: Exterior walls are constructed of the following materials:
Brick
Wood
Masonry
Interior walls are constructed of the following materials:
Sheetrock
Comments:
• Note: Not all interior walls are visible or accessible in occupied homes as they are obstructed by wallpaper, paneling or furnishings. Certain exclusions may apply.
• Typical minor cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.
• Recommend sealing the expansion joints. Expansion joints are designed to allow movement in the house without the brick veneer cracking. The joints should be sealed with a flexible caulk and continued movement along this joint is normal.
• All exterior wall penetrations should be sealed. Failure to keep all penetrations properly sealed may lead to water intrusion to interior walls. This is a common maintenance item and all penetrations should be checked periodically.
• Weep holes (openings in the mortar joints) are recommended above the foundation wall of the brick veneer. Weep holes allow moisture that penetrates the brick a place to drain and allows the wall to breath. Weep holes should be installed a minimum of 33 inches on center.
• Observed a hole in the soffit screen on the left side of the home. Repairs are recommended.
• Observed evidence of wood destroying insects in the garage. Several wall studs are severely damaged. Further investigation by a wood destroying specialist is recommended. Repairs to the damaged wall studs are recommended.

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

I	NI	NP	D

Recommend sealing the expansion joints. Expansion joints are designed to allow movement in the house without the brick veneer cracking. The joints should be sealed with a flexible caulk and continued movement along this joint is normal.

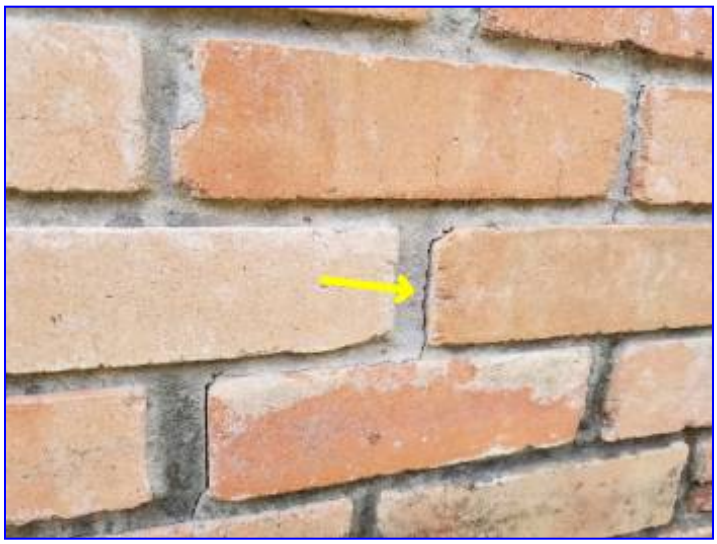
Weep holes (openings in the mortar joints) are recommended above the foundation wall of the brick veneer. Weep holes allow moisture that penetrates the brick a place to drain and allows the wall to breath. Weep holes should be installed a minimum of 33 inches on center.

Typical minor cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

Observed a hole in the soffit screen on the left side of the home. Repairs are recommended.

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

I	NI	NP	D



Typical minor cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

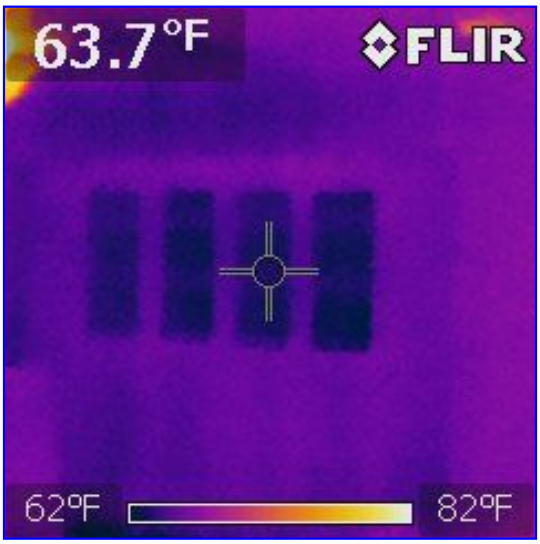
All exterior wall penetrations should be sealed. Failure to keep all penetrations properly sealed may lead to water intrusion to interior walls. This is a common maintenance item and all penetrations should be checked periodically.

Observed evidence of wood destroying insects in the garage. Several wall studs are severely damaged. Further investigation by a wood destroying specialist is recommended. Repairs to the damaged wall studs are recommended.

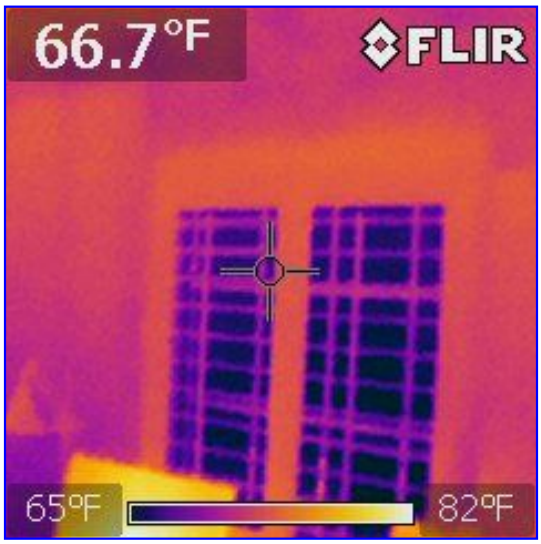
Observed evidence of wood destroying insects in the garage. Several wall studs are severely damaged. Further investigation by a wood destroying specialist is recommended. Repairs to the damaged wall studs are recommended.

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

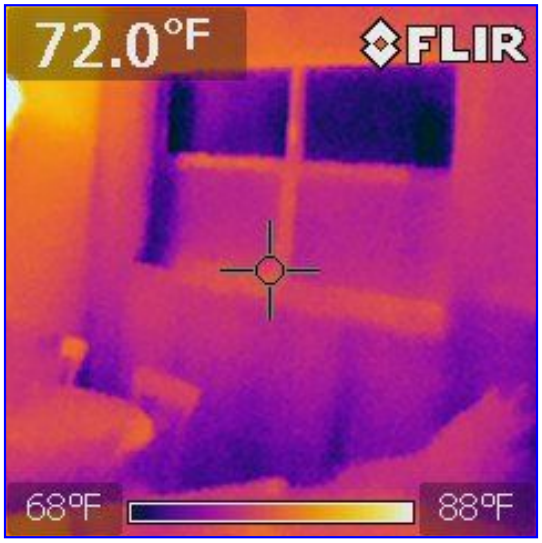
I	NI	NP	D



Thermal imaging scan was performed. No deficiencies were observed.



Thermal imaging scan was performed. No deficiencies were observed.



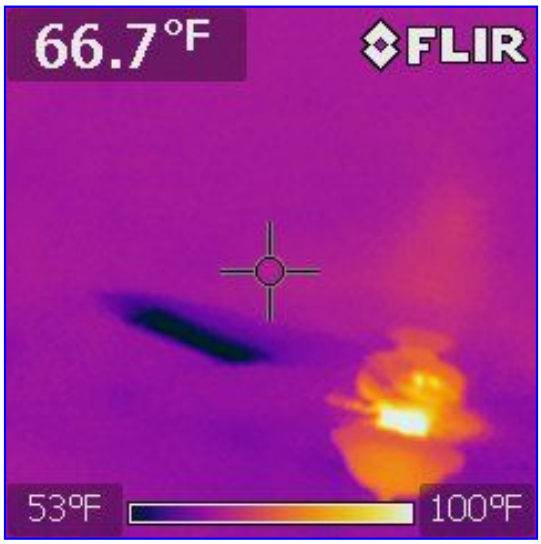
X			X	6. Ceilings and Floors

Ceiling & Floor Materials: Ceiling is constructed of:
Sheetrock
Flooring is constructed of:
Wood
Tile
Comments:
• Note: Not all interior ceilings/floors are visible or accessible in occupied homes as they are obstructed by wallpaper, paneling or furnishings. Certain exclusions may apply.
• Water staining was observed in the laundry room ceiling, around the water heater flue. The stained area was dry at the time of inspection. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent damage

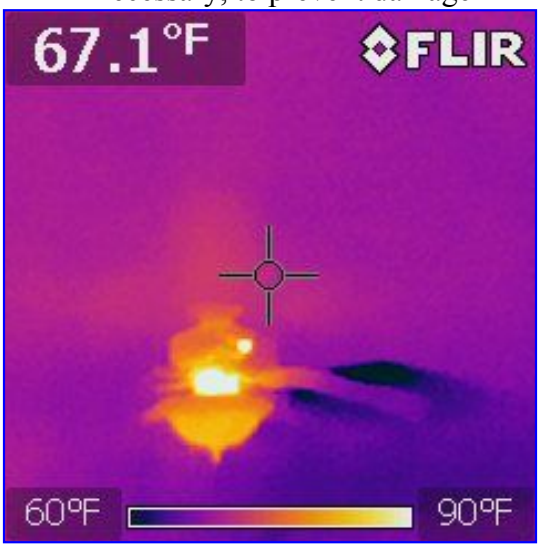
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

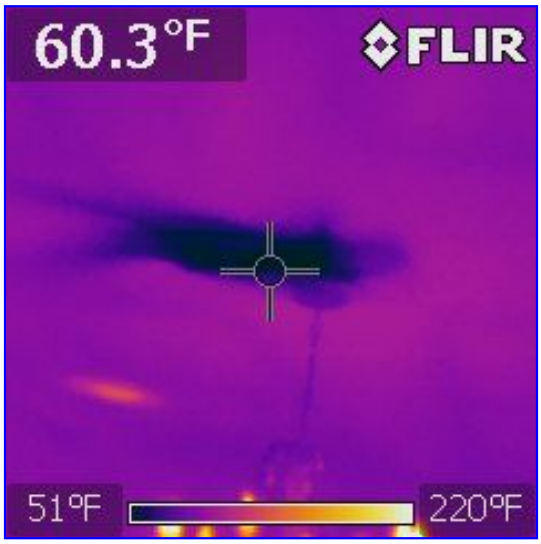
Water staining was observed in the laundry room ceiling, around the water heater flue. The stained area was dry at the time of inspection. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent damage



Thermal imaging scan was performed. No deficiencies were observed.



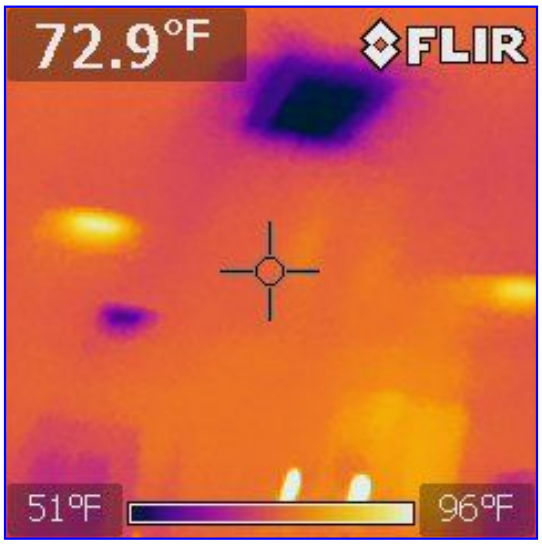
Thermal imaging scan was performed. No deficiencies were observed.



Thermal imaging scan was performed. No deficiencies were observed.

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

I	NI	NP	D



Thermal imaging scan was performed. No deficiencies were observed.

X			X	7. Doors (Interior and Exterior)

Comments:
• Door stops are missing in various locations. Door stops should be installed at all doors to prevent damage to the walls.
• Several door knobs throughout the home are loose and should be re-secured as necessary.
• The powder room door drags on the frame and is not square in the frame. Adjustments/repairs are recommended for proper operation of the door.
• Weather stripping improvements are recommended on the rear egress door.

Weather stripping improvements are recommended on the rear egress door.

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

I	NI	NP	D	
X			X	8. Windows

Window Types: Single Hung
Slider
Fixed
Glass Type:
Single Pane
Double Pane
Window Material(s):
Vinyl
Aluminum
Comments:
• Note: Your homes windows provide many passive features ranging from aesthetic value to emergency egress. Composed of varying materials and methods of operation, your homes windows are an important component to the overall building system. Once fully installed it is not possible to determine proper flashing details and framing practices. Therefore, your inspector will rely on visual indicators to assist in determining the performance of your homes windows. Your inspector will be observing for deficiencies in the glazing, weather-stripping, safety glass locations, emergency egress compliance, and the condition of the hardware and operability. Only accessible windows are inspected. Defective thermal windows are not always visible. Cloudy days or dirty glass can obscure their condition. As thermal pane windows lose their vacuum, moisture and humidity levels change. (Windows are listed as observed at the time of inspection and no warranty is implied.)
• All windows were functioning properly during inspection.
• At the time of the inspection, the window exteriors were dependant upon sealant to help prevent moisture intrusion of the wall assembly. Some separation and/or cracking of the installed sealant was visible at the time of the inspection. Areas around exterior windows openings should be examined annually and an appropriate sealant reapplied as necessary.
• Today's safety standards require bedroom windows to be no higher than 44 inches from the floor to allow for safe escape in case of fire. Repairs are recommended.
• The front window in the front left guest bedroom was inoperative at the time of inspection. Improvements should be undertaken to allow normal operation of the window.

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

I	NI	NP	D

At the time of the inspection, the window exteriors were dependant upon sealant to help prevent moisture intrusion of the wall assembly. Some separation and/or cracking of the installed sealant was visible at the time of the inspection. Areas around exterior windows openings should be examined annually and an appropriate sealant reapplied as necessary.

Today's safety standards require bedroom windows to be no higher than 44 inches from the floor to allow for safe escape in case of fire. Repairs are recommended.

		X		9. Stairways (Interior & Exterior)

Comments:

X			X	10. Fireplaces and Chimneys

Locations: Living Room
Types: Wood burning unit with masonry construction and a gas log lighter
Gas Valve Location:
Left side of the fireplace
Comments:
• Note: Only visible sections of fireplaces and chimneys are inspected.
• Creosote build-up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.
• It is recommended that the chimney cap be screened to keep critters out.
• The gas log lighter has been capped off.

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

I	NI	NP	D

It is recommended that the chimney cap be screened to keep critters out.

The gas log lighter has been capped off.

Creosote build-up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

X				11. Porches, Balconies, Decks, and Carports

Comments:
• No deficiencies were observed at time of the inspection.

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

I	NI	NP	D	
X			X	12. Other

Materials: Lead walk way
Comments:
• Areas of severe heaving/settling visible in the walkway at the time of the inspection have created a trip hazard which should be corrected. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified foundation repair contractor in an effort to identify the cause of this heaving/settling and to discuss options and costs for correction.

Areas of severe heaving/settling visible in the walkway at the time of the inspection have created a trip hazard which should be corrected. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified foundation repair contractor in an effort to identify the cause of this heaving/settling and to discuss options and costs for correction.

II. ELECTRICAL SYSTEMS

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

I	NI	NP	D
X			X

1. Service Entrance and Panels

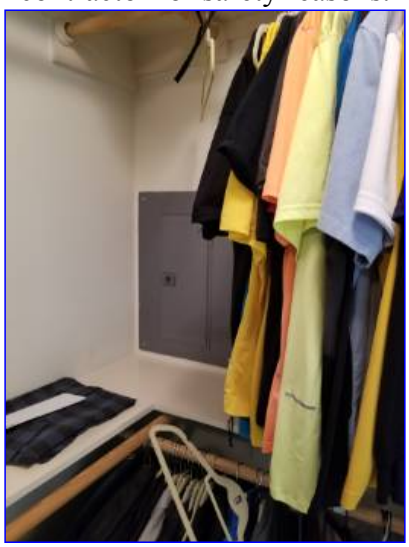
Panel Locations: Master closet
Materials & Amp Rating: Service entry wiring is copper
Electrical Panel Manufacturer - Square D
Feeder Conductors - 100 Amps/ 2 AWG
Panel Capacity - 125 Amps
Comments:
• Recommended safety improvement: WHOLE HOUSE SURGE PROTECTION AND LIGHTNING PROTECTION SYSTEMS RECOMMENDED - A separate lightning protection devices system is recommended to be installed on all properties due to the unpredictability nature of lightning. Some parts and components of the structure may be conductive to lightning, including but not limited to, a metal roof or aluminum foil radiant barrier sheething applied to the roof decking as well as metal fireplaces and appliances exhaust flue vents. This may include TV antennas and TV dishes as well as exterior a/c condensers and various exposed electrical equipment. Fireplace, HVAC heater and water metal exhaust flues are recommended to be fitted with protection to redirect lightning and bonded to equalize potential.
• Current standards call for arc fault protection on outlets in living areas. No arc fault protection is supplied. Recommend updating to these standards.
• Observed multiple grounded (white) conductors terminated beneath a single lug on the neutral busbar. The conductor terminations were only rated for the termination of one conductor per lug. This causes an issue with the continuity of the homes electrical system when an attempt to isolate a single circuit is desired.
• Electrical panels should not be located in clothes closet to today's standards, it is important to note that the electrical panel should not be covered or obstructed and should not have clothes or any other material contacting it. Ideally the panel should be relocated, but it is usually not practical.
• The overhead service-drop conductors had inadequate clearance from portions of the home. The top of the service mast and the service wires should be at least twelve (12) feet from the ground. This condition is a potential shock/electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.
• The breaker serving the A/C is over sized (50 Amp) the manufacture rates a maximum breaker size of 40 Amps, this breaker should be replaced for increased safety.
• Today's building standards call for an Intersystem Bonding Termination device to be installed. This device provides an ideal method of interconnecting and terminating grounding conductors. Bonding these systems together in the above fashion equalizes electrical potential, this reduces the risk of damaged caused by lightning.
• Today's building standards call for 2 grounding systems for each house. A concrete encased grounding electrode (also known as a UFER) or a secondary grounding rod should be installed. Recommend updating to these standards. If the resistance to ground is less than 25ohms a secondary ground is not required.
• The main electrical service grounding electrode was not visible at the time of the inspection. A grounding electrode conductor was visible exiting the main panel and entering soil, but the inspector was unable to confirm its proper termination or proper grounding of the electrical service. Although this is a common condition, you may wish to have proper grounding conditions confirmed by a qualified electrical contractor for safety reasons.

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

I	NI	NP	D

The main electrical service grounding electrode was not visible at the time of the inspection. A grounding electrode conductor was visible exiting the main panel and entering soil, but the inspector was unable to confirm its proper termination or proper grounding of the electrical service. Although this is a common condition, you may wish to have proper grounding conditions confirmed by a qualified electrical contractor for safety reasons.

The breaker serving the A/C is over sized (50 Amp) the manufacture rates a maximum breaker size of 40 Amps, this breaker should be replaced for increased safety.



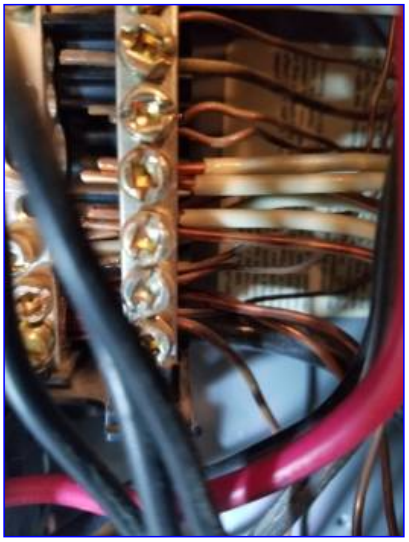
Electrical panels should not be located in clothes closet to today's standards, it is important to note that the electrical panel should not be covered or obstructed and should not have clothes or any other material contacting it. Ideally the panel should be relocated, but it is usually not practical.

The breaker serving the A/C is over sized (50 Amp) the manufacture rates a maximum breaker size of 40 Amps, this breaker should be replaced for increased safety.

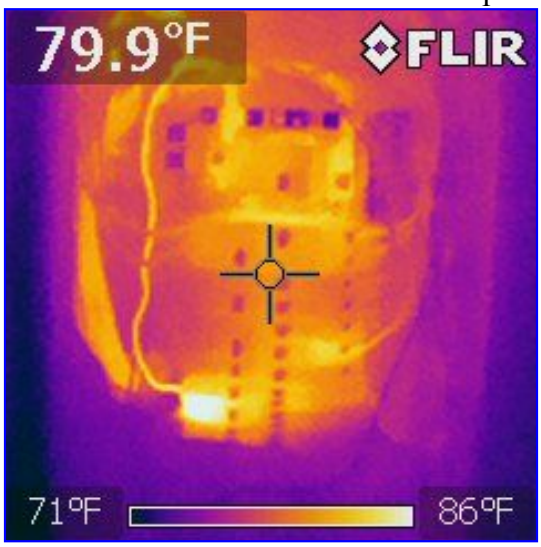
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Current standards call for arc fault protection on outlets in living areas. No arc fault protection is supplied. Recommend updating to these standards.



Observed multiple grounded (white) conductors terminated beneath a single lug on the neutral busbar. The conductor terminations were only rated for the termination of one conductor per lug. This causes an issue with the continuity of the homes electrical system when an attempt to isolate a single circuit is desired.



Thermal imaging scan was performed. No deficiencies were observed.

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

I	NI	NP	D
X			X

2. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring
Comments:
• Note: Existing smoke detectors and carbon monoxide detectors are only tested to determine that the audible and circuitry is functioning. If the home contains a security system, the units are not tested because the smoke detectors may be tied to the security system, which may cause the police and fire department to be dispatched to the home. Further evaluation recommended for proper safety. We recommend checking the detectors upon moving into the home and replacing all the batteries. Smoke detectors over 10 years old should be replaced.
• Note: Only accessible receptacles are tested in occupied homes due to the lack of access caused by furniture, electronics, etc. Some components are also hidden in concealed places such as walls, ceilings, etc.
• Today's building standards require homes with fuel fired appliances or an attached garage to have a carbon monoxide detector installed in the immediate vicinity of sleeping rooms. Recommend updating to these standards for improved safety.
• Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, many outlets in this home and several exterior outlets had no grounding system installed to protect devices such as switches, light fixtures and electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current safety standards.
• Today's building standards call for more outlets in the kitchen. Outlets should be installed every 4 feet or (2' O.C.) and any counter top at least 12 inches wide should have an outlet.
• Light fixtures in clothes closets should not have exposed bulbs. Fixtures globes should be installed for fire prevention purposes.
• Some light fixtures mounted on the exterior walls of the residence were inoperable at the time of the inspection. This condition can be caused by burned out bulbs, the light may be connected to a timer or light-sensitive switch or a problem may exist with the light fixture, wiring or the switch. You should re-test any inoperable light fixtures after replacing the bulbs. If after bulb replacement the lights still fail to respond to the switch, consider evaluation by a qualified electrical contractor. This condition may be a potential fire hazard.
• The outlet on the right exterior wall trips immediately when inserting the tester into the outlet. Further investigation and repairs are recommended as necessary.

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

I	NI	NP	D

Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, many outlets in this home and several exterior outlets had no grounding system installed to protect devices such as switches, light fixtures and electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current safety standards.

The outlet on the right exterior wall trips immediately when inserting the tester into the outlet. Further investigation and repairs are recommended as necessary.

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

I	NI	NP	D

Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, many outlets in this home and several exterior outlets had no grounding system installed to protect devices such as switches, light fixtures and electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current safety standards.

Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, many outlets in this home and several exterior outlets had no grounding system installed to protect devices such as switches, light fixtures and electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current safety standards.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X				1. Heating Equipment

Type of System: Central Forced Air System
Single zone system
Manufacture - Payne
Age - 2011
Energy Source: Natural Gas
Comments:
• Note: We recommend that the heating system be completely serviced before each heating season. Filters should be changed as needed. Checking humidifiers, electric air filters and proper airflow is not included in this inspection. Only the emergency heat is checked on heat pump systems when the outside temperature is above 80 degrees.
• The furnace operated and vented properly upon inspection.

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

I	NI	NP	D

The furnace operated and vented properly upon inspection.

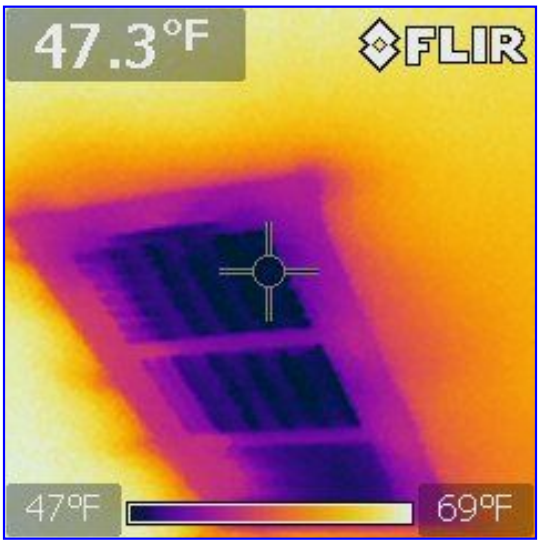
X			

2. Cooling Equipment

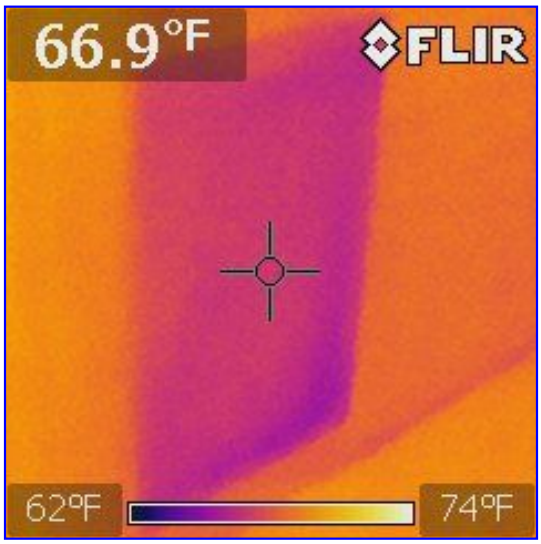
Type of System: Central Forced Air System
Single Zone System
CONDENSER(S)
Manufacture - Carrier
Age - 2017
Tonnage - 5
EVAPORATOR COIL(S)
Manufacturer - Carrier
Age - 2017
Comments:
• Note: We recommend the AC unit be completely serviced before each cooling season and the condensate drain flushed with chlorine bleach every 2 months during the cooling season to prevent clogging. Air conditioning units are not checked when the outside temperature is below 60 degrees because of possible damage to the compressor unit.
• The a/c unit operated to control and produced a supply of 47 degrees and a return of 67 degrees which is a drop of 20 degrees. This is within test limits of 15 to 20 degrees.

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

I	NI	NP	D



The a/c unit operated to control and produced a supply of 47 degrees and a return of 67 degrees which is a drop of 20 degrees. This is within test limits of 15 to 20 degrees.



The a/c unit operated to control and produced a supply of 47 degrees and a return of 67 degrees which is a drop of 20 degrees. This is within test limits of 15 to 20 degrees.

X			X	3. Duct System, Chases, and Vents

Comments:
• Today's building standards call for the ductwork to be suspended from attic ceiling.
• Recommend replacing all HVAC filters. When air filters are not changed frequently enough, they get clogged with any number of airborne pollutants and allergens. This makes the HVAC system's job much more difficult, so it works harder and longer to do the job it's been tasked to do.
• Observed damaged/deteriorated duct insulation. Repairs are recommended.

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

I	NI	NP	D

Recommend replacing all HVAC filters. When air filters are not changed frequently enough, they get clogged with any number of airborne pollutants and allergens. This makes the HVAC system's job much more difficult, so it works harder and longer to do the job it's been tasked to do.

Today's building standards call for the ductwork to be suspended from attic ceiling.

Observed damaged/deteriorated duct insulation. Repairs are recommended.

IV. PLUMBING SYSTEM

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

I	NI	NP	D
X			X

1. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Street (left)
Location of Main Water Supply Valve: Exterior of structure (left side)
Static Water Pressure Reading: 56 PSI
Comments:
• Note: Supply lines, equipment and reservoirs concealed or in enclosures, underground, between ceilings and floors or within walls are not visible to be inspected for leaks or defects.
• Today's building standards call for a drip leg to be installed on gas lines leading to gas fired mechanical equipment (water heater/furnace). Repairs are recommended.
• The older steel piping found in some locations of the home is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. A pressure test by a licensed plumbing technician is recommended as to determine the condition of the supply piping within the slab if any. Recommend verifying with the insurance provider in regards to insurability or requirements for further testing.

The older steel piping found in some locations of the home is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. A pressure test by a licensed plumbing technician is recommended as to determine the condition of the supply piping within the slab if any. Recommend verifying with the insurance provider in regards to insurability or requirements for further testing.

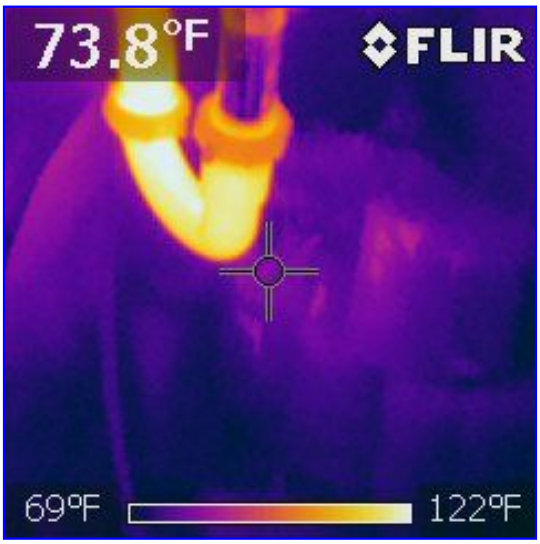
I	NI	NP	D
X			

2. Drains, Wastes, and Vents

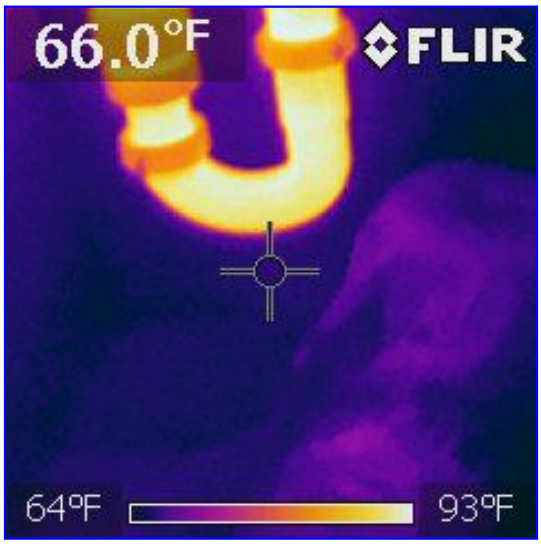
Comments:
• Note: Drain lines/waste lines, equipment and reservoirs concealed or in enclosures, underground, between ceilings and floors or within walls are not visible to be inspected for leaks or defects.
• All drains operated and appeared to be vented properly during inspection. No deficiencies noted.

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

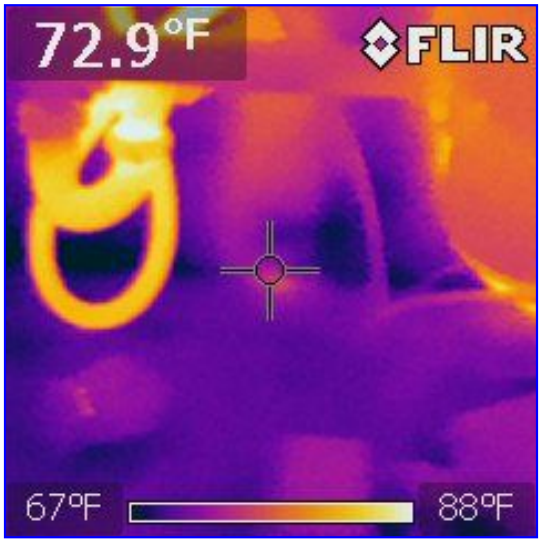
I	NI	NP	D



Thermal imaging scan was performed. No deficiencies were observed.



Thermal imaging scan was performed. No deficiencies were observed.



Thermal imaging scan was performed. No deficiencies were observed.

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

I	NI	NP	D	
X			X	3. Water Heating Equipment

Energy Source: Natural Gas
Water Heater(s) Location:
Laundry Room
Capacity: 40 gallons
Manufacture - Kenmore
Age - 2011
Comments:
• Note: The U. S. Department of Energy recently set new minimum efficiency requirements for all water heaters. As of April 16, 2015, this set of new regulations, known as the National Appliance Energy Conservation Act or NAECA, requires all water heater manufacturers to implement many changes in the designs and model specifications. These changes include larger dimensions for units of the same capacity. Depending on the space available around your existing water heater, these changes can significantly affect your water heater replacement options and costs in the future.
• Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or past this age range. One cannot predict with certainty when replacement will become necessary. It is recommended that water heaters over 12 years old be replaced.
• The water temperature was measured at 141 degrees which is not within acceptable limits to prevent the potential for scalding of 120 degrees. Adjustments to the setting is recommended.
• No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional
• Rust colored water was observed. This is typically caused from sediment in the tank. The tank may need to be flushed, or the sacrificial anode rod in the tank may be bad. Further investigation and repairs are recommended as necessary.
• Today's standards call for the water heater flue to penetrate the roof 2 feet higher than any portion of the roof within 10 feet or a minium of 3 feet. Recommend updating for improved safety.
• The fire stop at the ceiling should be re-secured to the ceiling.

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

I	NI	NP	D

The water temperature was measured at 141 degrees which is not within acceptable limits to prevent the potential for scalding of 120 degrees. Adjustments to the setting is recommended.

No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional

The fire stop at the ceiling should be re-secured to the ceiling.

Today's standards call for the water heater flue to penetrate the roof 2 feet higher than any portion of the roof within 10 feet or a minium of 3 feet. Recommend updating for improved safety.

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

I	NI	NP	D

Rust colored water was observed. This is typically caused from sediment in the tank. The tank may need to be flushed, or the sacrificial anode rod in the tank may be bad. Further investigation and repairs are recommended as necessary.

		X		4. Hydro-Massage Therapy Equipment

Comments:

		X		5. Other

Observations:

V. APPLIANCES

X			X	1. Dishwashers

Comments:
• The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.
• The hose leading from the dishwasher to the food disposer should be attached to the underside of the counter top to create a "trap" called a "High-loop". This helps prevent dirty water from the disposer from flowing back into the dishwasher. Recommend adding an air gap.
• Unit is loose in the cabinet. Recommend better securing unit.

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

I	NI	NP	D

The hose leading from the dishwasher to the food disposer should be attached to the underside of the counter top to create a "trap" called a "High-loop". This helps prevent dirty water from the disposer from flowing back into the dishwasher. Recommend adding an air gap.

X				2. Food Waste Disposers

Comments:
• The food waste disposal was operated and inspected for defects in the mounting of the unit, components, and water leaks. No significant deficiencies or anomalies were noted at the time of inspection.

X				3. Range Hood and Exhaust System

Comments:
• The unit was inspected for proper functionality and vent material and dirty/clogged filters. No deficiencies were observed.

X			X	4. Ranges, Cooktops, and Ovens

Comments:
• The cook-top was inspected for functional burner operation and missing and damaged hardware. No significant deficiencies or anomalies noted at the time of inspection.
• The upper oven temperature was measured at 316 degrees and the lower oven was measured at 376 degrees when set at 350 degrees which is not within acceptable limits. Recalibration is recommended.

X				5. Microwave Ovens

Comments:
• Note: Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.
• The built-in microwave was inspected for functional operation, mounting and damaged components. No significant deficiencies or anomalies noted at the time of inspection.

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

I	NI	NP	D

The built-in microwave was inspected for functional operation, mounting and damaged components. No significant deficiencies or anomalies noted at the time of inspection.

X | | | X **6. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:
• Bath fans were inspected for proper functionality and termination to the exterior of the home.
• The master bath exhaust fan is abnormally loud. This may indicate a worn armature or bearings. The fan may eventually need to be replaced to correct this condition.

X | | | X **7. Garage Door Operators**

Door Type:
• Overhead door(s) with tension spring(s) and cables
Comments:
• The garage door opener(s) was inspected for proper functionality, disabled locks, automatic reversal, functional photoelectric sensors and emergency release.
• The reversing function for the garage door operator did not operate properly when resistance was applied. Adjustments and/or repairs are recommended for proper safety.
• The garage door photoelectric sensors at the bottom of the garage door should not be higher than 6 inches from the ground, the sensors are currently installed 11 inches off of the ground. The photo eye of an automatic-opening garage door is a safety feature. If the photo eye senses an obstruction, it stops the door from closing and potentially prevents damage or injury to a vehicle, person or pet in the path of the door. Repairs are recommended.

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

I	NI	NP	D	

The garage door photoelectric sensors at the bottom of the garage door should not be higher than 6 inches from the ground, the sensors are currently installed 11 inches off of the ground. The photo eye of an automatic-opening garage door is a safety feature. If the photo eye senses an obstruction, it stops the door from closing and potentially prevents damage or injury to a vehicle, person or pet in the path of the door. Repairs are recommended.

X				8. Dryer Exhaust System

Comments:
• The dryer exhaust system was inspected for missing, hazardous, and damaged components, proper exhaust support, and exterior termination. No deficiencies were observed.

VI. OPTIONAL SYSTEMS

	X			1. Landscape Irrigation (Sprinkler) Systems

Comments:

		X		2. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

		X		3. Outbuildings

Materials:
Comments:

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

I	NI	NP	D	
☐	☐	X	☐	4. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

I	NI	NP	D	
☐	☐	X	☐	5. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

I	NI	NP	D	
☐	☐	X	☐	6. Other

Comments:

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

I	NI	NP	D

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: 1	Foundations	• In my opinion the garage foundation is not performing as intended. Recommend a qualified foundation specialist be engaged to further evaluate the condition and performance of the foundation. See additional comments below. • "Corner pops" were observed on some corners of the foundation. This condition is typically cosmetic issue only as it does not affect the structural integrity of the foundation, however due to the severity, repairs are recommended. The corner pops at the rear left and front left corners of the home has actually caused a piece of the foundation to separate. The foundation also acts as a brick ledge supporting the weight of the brick veneer. Due to the damage to the foundation at the rear right corner this may effect the long term support of the brick veneer above the damaged area. • Observed significant foundation cracks running through the garage foundation. Further investigation from a foundation specialists is recommended.
Page 6 Item: 2	Grading & Drainage	• The grading on the left side of the home should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition or subtraction of top soil. The ground should slope away from the house at a rate of six inches of fall within the first ten feet. Ideally, at least six (6) inches of clearance should be maintained between soil level and the top of the foundation walls. • The soil around the garage and front side of the home is too high. Ideally, the soil should be at least 4 inches from the bottom brick and 6 inches from any wood. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people.
Page 9 Item: 3	Roof Covering Materials	• Tree limbs should be cut away from roof at least 5 feet to avoid shingle damage.
Page 11 Item: 4	Roof Structure and Attic	• A proper workspace is not present for the furnace. Current standards require 30" minimum from face of unit. Recommend adding decking for improved safety. • Braces that support the ridge that are longer than 8 feet long should be doubled in a Tee formation. Improvements are recommended to better support the ridge of the roof. • The rafters do not have adequate support at the ridge. Rafters that are cut improperly or do not fully bear should be repaired. This condition appears to be related to improper cuts during construction rather than to roof structure movement, as evident by the fact that they are scattered and not consistent. • The roof rafters are 2x6 members and the purlin braces are 2x4 members. Today's standards require the purlin braces to be the same size of the rafters. Repairs are recommended. • Today's building standards require purlin struts to be spaced no further than 4 feet on center. Additional supports are recommended if the roof begins to show sign of sagging.

Page 13 Item: 5	Walls (Interior and Exterior)	• Typical minor cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. • Recommend sealing the expansion joints. Expansion joints are designed to allow movement in the house without the brick veneer cracking. The joints should be sealed with a flexible caulk and continued movement along this joint is normal. • All exterior wall penetrations should be sealed. Failure to keep all penetrations properly sealed may lead to water intrusion to interior walls. This is a common maintenance item and all penetrations should be checked periodically. • Weep holes (openings in the mortar joints) are recommended above the foundation wall of the brick veneer. Weep holes allow moisture that penetrates the brick a place to drain and allows the wall to breath. Weep holes should be installed a minimum of 33 inches on center. • Observed a hole in the soffit screen on the left side of the home. Repairs are recommended. • Observed evidence of wood destroying insects in the garage. Several wall studs are severely damaged. Further investigation by a wood destroying specialist is recommended. Repairs to the damaged wall studs are recommended.
Page 16 Item: 6	Ceilings and Floors	• Water staining was observed in the laundry room ceiling, around the water heater flue. The stained area was dry at the time of inspection. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent damage
Page 18 Item: 7	Doors (Interior and Exterior)	• Door stops are missing in various locations. Door stops should be installed at all doors to prevent damage to the walls. • Several door knobs throughout the home are loose and should be re-secured as necessary. • The powder room door drags on the frame and is not square in the frame. Adjustments/repairs are recommended for proper operation of the door. • Weather stripping improvements are recommended on the rear egress door.
Page 19 Item: 8	Windows	• At the time of the inspection, the window exteriors were dependant upon sealant to help prevent moisture intrusion of the wall assembly. Some separation and/or cracking of the installed sealant was visible at the time of the inspection. Areas around exterior windows openings should be examined annually and an appropriate sealant reapplied as necessary. • Today's safety standards require bedroom windows to be no higher than 44 inches from the floor to allow for safe escape in case of fire. Repairs are recommended. • The front window in the front left guest bedroom was inoperative at the time of inspection. Improvements should be undertaken to allow normal operation of the window.
Page 20 Item: 10	Fireplaces and Chimneys	• Creosote build-up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety. • It is recommended that the chimney cap be screened to keep critters out. • The gas log lighter has been capped off.

Page 22 Item: 12	Other	• Areas of severe heaving/settling visible in the walkway at the time of the inspection have created a trip hazard which should be corrected. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified foundation repair contractor in an effort to identify the cause of this heaving/settling and to discuss options and costs for correction.
ELECTRICAL SYSTEMS		
Page 23 Item: 1	Service Entrance and Panels	• Current standards call for arc fault protection on outlets in living areas. No arc fault protection is supplied. Recommend updating to these standards. • Observed multiple grounded (white) conductors terminated beneath a single lug on the neutral busbar. The conductor terminations were only rated for the termination of one conductor per lug. This causes an issue with the continuity of the homes electrical system when an attempt to isolate a single circuit is desired. • Electrical panels should not be located in clothes closet to today's standards, it is important to note that the electrical panel should not be covered or obstructed and should not have clothes or any other material contacting it. Ideally the panel should be relocated, but it is usually not practical. • The overhead service-drop conductors had inadequate clearance from portions of the home. The top of the service mast and the service wires should be at least twelve (12) feet from the ground. This condition is a potential shock/electrocution hazard. The Inspector recommends correction by a qualified electrical contractor. • The breaker serving the A/C is over sized (50 Amp) the manufacture rates a maximum breaker size of 40 Amps, this breaker should be replaced for increased safety. • Today's building standards call for an Intersystem Bonding Termination device to be installed. This device provides an ideal method of interconnecting and terminating grounding conductors. Bonding these systems together in the above fashion equalizes electrical potential, this reduces the risk of damaged caused by lightning. • Today's building standards call for 2 grounding systems for each house. A concrete encased grounding electrode (also known as a UFER) or a secondary grounding rod should be installed. Recommend updating to these standards. If the resistance to ground is less than 25ohms a secondary ground is not required. • The main electrical service grounding electrode was not visible at the time of the inspection. A grounding electrode conductor was visible exiting the main panel and entering soil, but the inspector was unable to confirm its proper termination or proper grounding of the electrical service. Although this is a common condition, you may wish to have proper grounding conditions confirmed by a qualified electrical contractor for safety reasons.

Page 26 Item: 2	Branch Circuits, Connected Devices, and Fixtures	• Today's building standards require homes with fuel fired appliances or an attached garage to have a carbon monoxide detector installed in the immediate vicinity of sleeping rooms. Recommend updating to these standards for improved safety. • Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, many outlets in this home and several exterior outlets had no grounding system installed to protect devices such as switches, light fixtures and electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current safety standards. • Today's building standards call for more outlets in the kitchen. Outlets should be installed every 4 feet or (2' O.C.) and any counter top at least 12 inches wide should have an outlet. • Light fixtures in clothes closets should not have exposed bulbs. Fixtures globes should be installed for fire prevention purposes. • Some light fixtures mounted on the exterior walls of the residence were inoperable at the time of the inspection. This condition can be caused by burned out bulbs, the light may be connected to a timer or light-sensitive switch or a problem may exist with the light fixture, wiring or the switch. You should re-test any inoperable light fixtures after replacing the bulbs. If after bulb replacement the lights still fail to respond to the switch, consider evaluation by a qualified electrical contractor. This condition may be a potential fire hazard. • The outlet on the right exterior wall trips immediately when inserting the tester into the outlet. Further investigation and repairs are recommended as necessary.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 30 Item: 3	Duct System, Chases, and Vents	• Today’s building standards call for the ductwork to be suspended from attic ceiling. • Recommend replacing all HVAC filters. When air filters are not changed frequently enough, they get clogged with any number of airborne pollutants and allergens. This makes the HVAC system’s job much more difficult, so it works harder and longer to do the job it’s been tasked to do. • Observed damaged/deteriorated duct insulation. Repairs are recommended.
PLUMBING SYSTEM		
Page 32 Item: 1	Plumbing Supply, Distribution Systems and Fixtures	• Today’s building standards call for a drip leg to be installed on gas lines leading to gas fired mechanical equipment (water heater/furnace). Repairs are recommended. • The older steel piping found in some locations of the home is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. A pressure test by a licensed plumbing technician is recommended as to determine the condition of the supply piping within the slab if any. Recommend verifying with the insurance provider in regards to insurability or requirements for further testing.

Page 34 Item: 3	Water Heating Equipment	• The water temperature was measured at 141 degrees which is not within acceptable limits to prevent the potential for scalding of 120 degrees. Adjustments to the setting is recommended. • No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional • Rust colored water was observed. This is typically caused from sediment in the tank. The tank may need to be flushed, or the sacrificial anode rod in the tank may be bad. Further investigation and repairs are recommended as necessary. • Today's standards call for the water heater flue to penetrate the roof 2 feet higher than any portion of the roof within 10 feet or a minium of 3 feet. Recommend updating for improved safety. • The fire stop at the ceiling should be re-secured to the ceiling.
APPLIANCES		
Page 36 Item: 1	Dishwashers	• The hose leading from the dishwasher to the food disposer should be attached to the underside of the counter top to create a "trap" called a "High-loop". This helps prevent dirty water from the disposer from flowing back into the dishwasher. Recommend adding an air gap. • Unit is loose in the cabinet. Recommend better securing unit.
Page 37 Item: 4	Ranges, Cooktops, and Ovens	• The upper oven temperature was measured at 316 degrees and the lower oven was measured at 376 degrees when set at 350 degrees which is not within acceptable limits. Recalibration is recommended.
Page 38 Item: 6	Mechanical Exhaust Vents and Bathroom Heaters	• The master bath exhaust fan is abnormally loud. This may indicate a worn armature or bearings. The fan may eventually need to be replaced to correct this condition.
Page 38 Item: 7	Garage Door Operators	• The reversing function for the garage door operator did not operate properly when resistance was applied. Adjustments and/or repairs are recommended for proper safety. • The garage door photoelectric sensors at the bottom of the garage door should not be higher than 6 inches from the ground, the sensors are currently installed 11 inches off of the ground. The photo eye of an automatic-opening garage door is a safety feature. If the photo eye senses an obstruction, it stops the door from closing and potentially prevents damage or injury to a vehicle, person or pet in the path of the door. Repairs are recommended.