



## PROPERTY INSPECTION REPORT

Prepared For: \_\_\_\_\_  
(Name of Client)

Concerning: 19434 Bay Bower Lane , Katy, TX 77449  
(Address or Other Identification of Inspected Property)

By: Terrence Foster Lic.#: TREC #5182 10/20/2021  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://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.** This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

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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 license holders 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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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## Home Inspection Report

Prepared exclusively for  
**Ashley Chambers**



PROPERTY INSPECTED:  
19434 Bay Bower Lane  
Katy, TX 77449

DATE OF INSPECTION: 10/20/2021

Inspection No. 52288-1-248

**INSPECTED BY:**

JT Lavender Ent., Inc.  
13611 Kluge Corner Ln  
Cypress, TX 77429  
jonathan.tarpey@pillartopost.com  
(713) 725-6342

**INSPECTOR:**

Terrence Foster  
Lic.#: TREC #5182  
terrence.foster@pillartopost.com  
(281) 960-8736

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*Each office is independently owned and operated*

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I	NI	NP	D*

## REPORT SUMMARY

### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Comments:*

- There is a hairline crack in the garage floor surface that in the opinion of this home inspector does not appear to be causing serious structural issues at this time, recommend to seal crack and monitor. Sometimes these types of cracks are from concrete shrinkage and others can be from foundation movement. If you have concerns about the garage cracks, you may want to have evaluation by a qualified foundation contractor or structural engineer. All cracks need to be filled in and monitored for any further cracking. If future cracking occurs, a foundation contractor or structural engineer will need to evaluate the foundation further.
- Corner crack observed on the northeast, southeast and northwest corners of the foundation, fill in cracks in order to reduce chance of rust damage to post tension cables, cracks appear to be cosmetic and common to many homes.
- Foundation has a honeycombed surface on the west side that needs to be reparged (covered).

**B. Grading and Drainage**

*Comments:*

- There appears to be poor grading on the side of the house that needs evaluation by a qualified contractor to allow for proper water drainage. Poor grading/drainage around the foundation exterior can cause potential issues with the foundation and water intrusion into the house if not corrected promptly. Because of this issue, there may have been previous water intrusion, damage issues into the house that were not visible at the time of this inspection, recommend further evaluation for this issue.
- Missing gutter elbows on the middle of the east and west sides of the house, need to be installed.

**C. Roof Covering Materials**

*Comments:*

- Need to trim the tree limbs away from the house to reduce chance of damage to the roof, should evaluate the front of the house for possible damage.
- Roof shows some signs of previous leaks with a towel in the east side by a plumbing vent pipe, roof may need further evaluation if the leak has not been corrected.

**D. Roof Structures and Attics**

*Comments:*

- Need to install more insulation in the attic to reduce energy costs and provide added comfort, there are many areas missing insulation and others with not enough. Average attic insulation in new homes is appx. 12 inches or more of loose/batt insulation.

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- There are beams on the attic floor that the purlin braces/struts from the purlins are nailed to for support of the roof structure, the beams should be evaluated further by a qualified contractor because they do not appear to have proper side bracing to reduce the chance of the beams moving, side braces are nailed to the top of the beams instead of being butted up and nailed to the side.
- There does not appear to be adequate ventilation for the attic, may not have enough vents, some soffit vents could be covered over with insulation. The temperature in the attic was appx. 127 degrees, outside temperature was appx. 84 degrees, difference was 43 degrees, attic needs further evaluation by a qualified contractor and repaired as needed.

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

*Comments:*

- Many of the concrete composite siding boards on the exterior are broken on the corners, appears to be from poor installation, this could possibly cause the siding to become loose, siding needs evaluation and repair as needed. They also need to be caulked where the siding boards meet.
- The exterior trim boards for the garage doors have water damage to the bottom of them, need repair.
- The siding on the front patio area comes down too far to the ground, it is touching the patio, this can potentially cause water to leak into the walls, needs evaluation by a qualified contractor to reduce the chance of this issue.
- Need to caulk and seal around the exterior windows to reduce possibility of water leaking in.
- The northwest bedroom wall and ceiling area to the right of the window has water damage to the surface, no moisture was detected at this time, there could be water damage issues behind the wall, recommend evaluation inside the wall and also under the flooring, because the flooring appears to be bowed in the same area.
- Exterior walls of the house have open places in them around pipes coming out of the wall, need to be properly sealed up to reduce potential water intrusion.
- Vertical crack under one of the windows in the gameroom and under the window in the west bedroom, several small tape seam cracks in the small room between the family room and kitchen in the general area of the columns, cracks appear to be from settlement of the home, paint over cracks and monitor.

**F. Ceilings and Floors**

*Comments:*

- Many ceilings upstairs have patched, repainted areas in them, and in the attic over these areas, there is missing insulation and some exposed plumbing pipes, it appears that there may have been freeze damage to some of the plumbing causing this, recommend further evaluation to see what type of freeze damage issues that the house may have had.
- The laminate flooring in the study upstairs appears to have unlevel areas, raised areas, needs evaluation.

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- Dark substance on the ceiling next to the supply register in the primary bath, appears to have been caused by a condensation issue, needs repair by a qualified contractor and recommend to evaluate the ceilings around the rest of the registers in the house.  
Recommend to have a qualified environmental, mold contractor be contacted to see if air samples and other testing should be done on the house for potential mold type issues and what repairs may be needed.

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

*Comments:*

- Door from the garage into the house needs to have a self closing mechanism to close door for safety reasons.
- The rear patio door has water damage to the bottom of the door, needs repair and possible replacement.
- Missing some of the door stops.

**H. Windows**

*Comments:*

- Two pane, large insulated window on the north side above the family sitting room type area, and the middle window over the front door, appear to have a damaged seal on the windows, windows appear to be fogged, hazed up, windows need evaluation and repair as needed by a qualified contractor and recommend further evaluation of the rest of the windows also.
- The interior window sill heights in the upstairs rooms are too close to the floor for child safety reasons and should have protection in front of the windows or an approved means to not allow the window to be opened more than 4 inches, to prevent a child from getting out or be at least a minimum of 24 inches high, needs further evaluation, this is a current requirement.
- The interior window frames above the front door are dirty, need to be cleaned properly, recommend further evaluation of substance on window frames to see what it is and if other investigation or repair is needed in case of an potential environmental issue.
- Window screens are missing on some of the windows.
- The window has a loose spring rod on the side of the gameroom left side window frame which holds the window open, needs to be properly re-installed up into the frame.
- Not able to open the right side window in the family room.
- Very hard to open the formal living room south side windows.

**J. Fireplaces and Chimneys**

*Comments:*

- Should install a clamp on the fireplace damper door up inside the fireplace to prevent it from being closed completely for safety to allow fumes and smoke out.
- The chimney flue is dirty, soot up inside, needs to be evaluated and cleaned by a qualified contractor before use.



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**L. Other**

*Comments:*

- Attic door does not seal properly, needs repair.
- Attic ladder frame does not appear to have been installed with proper type fasteners to the ceiling opening, has improper type screws, should be installed with proper size nails (16D) or lag screws for safety reasons, needs repair.
- Attic appears to have had a rodent issue because of some pipe insulation that appears to have been chewed on, should have further evaluation by a pest control contractor and seal the exterior areas of the house.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

- Should replace the main ground rod clamp with a acorn type clamp instead of the pipe type clamp that is being used to reduce chance of loose connections in the future.
- Only located one ground rod for the house, not able to verify if resistance is greater than, >25 ohms, if it is not, then a 2nd ground rod is required, needs to be verified and repaired if needed.
- The AFCI (arc fault circuit interrupters) per current requirements, are meant to turn off all lighting and outlet circuits in the house other than major appliances and GFCI protected circuits, this was not required at the time that this house was built, only that they were for the bedrooms, which they are except for the northwest bedroom, it is not protected, needs repair. AFCI breakers should be protecting all required circuits.
- Neutral buss bar normally should have only one neutral wire attached to each screw, there is more than one wire on the screws, needs evaluation by a qualified electrical contractor.

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

*Comments:*

- The exterior wall outlets on the house should be the type with all weather covers on them, this is a current requirement, needs repair.
- The service disconnects on the exterior for the A/C compressors do not have proper clearance on the front and sides for safety reasons when servicing them, needs further evaluation and repair as needed.
- The inside covers are missing in both of the exterior service disconnects for the AC systems, need to install covers.
- Current requirements is for all of the smoke alarms to be connected to each other so that when one goes off, they all go off, they are not connected together, needs repair.
- The wall outlet on the back side of the kitchen sink wall is open grounded, needs repair.
- The GFCI outlet at the kitchen sink did not trip when tested, needs repair, there is no GFCI protection by the kitchen sink area.

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- Missing an outlet cover in the attic, needs to be installed.
- The maximum rated breaker size for the smaller A/C system is 25 amps, the actual breaker in the main panel is 30 amps, breaker appears to be oversized, needs further evaluation by a qualified contractor.

**III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS**

**B. Cooling Equipment**

*Comments:*

- The return filters were dirty, both of the A/C system/coils need to be evaluated further and cleaned by a qualified HVAC contractor to check for possible damage/rust issues, units need to be cleaned and filters need to be replaced and ducts should be evaluated for cleaning also.
- The secondary drip pan in the north attic has rust damage in it, recommend evaluation to replace pan and coils/system on the A/C system need further evaluation and repair as needed for possible damage issues.

**C. Duct Systems, Chases, and Vents**

*Comments:*

- Many of the supply registers, vents are dirty, dark substance on them, need to be cleaned and evaluated for cause and ducts should be evaluated for cleaning also, recommend further evaluation by a qualified environmental contractor for what the substance is on the registers if there is a potential environmental issue that would need further investigation.
- Some of the ducts in the attic do not appear to be properly strapped because of them touching each other which can cause air flow restrictions and condensation issues, need to be repaired.
- The plenum in the south side of the attic at the heating and cooling systems appears to have had condensation, moisture issues because of water stains seen on the attic floor under it, has a plastic bowl under it also, system needs to be evaluated by a qualified HVAC contractor and repaired as needed to reduce chances of water damage related issues.

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems, Fixtures**

*Comments:*

- The southwest bath sink stopper does not close, the stopper is missing for the southwest bathtub.
- The shower head connection for the primary bath shower leaks water when running.

**B. Drains, Wastes and Vents**

*Comments:*

- Water leak from the primary bath right side sink drain pipe in the sink cabinet, and the left side sink drain had a slow drain, these issues need repair.
- The sink drains in the primary bath have part of them with flex type pipe, this can be easily clogged, need to be changed to a smooth wall drain pipes.

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- The primary drain line connections from the attic A/C systems to the primary bath sink drains are on the wrong side of the sink drain traps, should be connected above the horizontal part of the drain pipe to the wall (which is above the weir), needs repair as needed by a qualified contractor.

**C. Water Heating Equipment**

*Comments:*

- There is corrosion and rust on the pipe connections on top of the tank, pipes/fittings need further evaluation and repair as needed by a qualified plumbing contractor to reduce chance of water leak issues.

**E. Other**

*Comments:*

- The gas flex line in the cook top cabinet goes through the cabinet wall, this is not allowed for safety reasons, needs to be hard pipe through the cabinet wall, needs repair.
- The gas lamp posts were not tested, one is broken and the other is missing the mantles, also need to change the copper gas lines to a more suitable material to reduce the chances of damage and gas leaks.

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

- Need to install a high leg loop or back flow preventer on the dishwasher drain hose to reduce chance of contaminated water backing up into the dishwasher from the sink.

**B. Food Waste Disposers**

*Comments:*

- Inside of the disposer has some rust damage, will probably need repair or replacement in the near future.

**C. Range Hood and Exhaust Systems**

*Comments:*

- Light does not work for the exhaust hood.
- Kitchen exhaust filters require cleaning.

**D. Ranges, Cooktops, and Ovens**

*Comments:*

- Need to install a anti-tip bracket to reduce chance of the oven tipping forward causing injury from spilling hot liquids.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- Noisy exhaust fan in the primary bath toilet room, recommend further evaluation and repair as needed.

**G. Garage Door Operators**

*Comments:*

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- The right side door motor is unplugged, needs evaluation.
- The left side door does not open or close unless the control pad button is held in, needs repair.
- The electric eyes for the doors are not lined up properly, need adjustment.

**H. Dryer Exhaust Systems**

*Comments:*

- Loose dryer vent connection at the wall flange in the laundry room, needs to be secured.

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### INSPECTION REPORT

#### I. STRUCTURAL SYSTEMS

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##### A. Foundations

*Type of Foundation(s): Slab on grade*

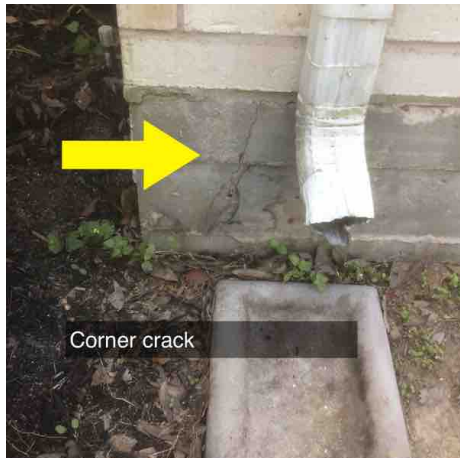
*Comments:*

- Foundation appears to be slab on grade type foundation.  
In the opinion of this home inspector, the foundation appears to be performing its intended function at this time. The greater Houston area has expansive type soil conditions, dry and sometimes wet weather conditions. These conditions will cause movement of the foundation which will cause cracks in the walls, ceilings, floors and brick exterior walls. Cracks will occur in these areas of the house sometime during the life of the house because of soil and weather conditions. Cracks that appear will need to be filled in and monitored and foundation evaluation may be required. Slab-on-grade foundations are the most common type of foundations in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement. Foundation area and yard must be consistently watered around the perimeter as needed in order to reduce foundation issues.
- **There is a hairline crack in the garage floor surface that in the opinion of this home inspector does not appear to be causing serious structural issues at this time, recommend to seal crack and monitor. Sometimes these types of cracks are from concrete shrinkage and others can be from foundation movement. If you have concerns about the garage cracks, you may want to have evaluation by a qualified foundation contractor or structural engineer. All cracks need to be filled in and monitored for any further cracking. If future cracking occurs, a foundation contractor or structural engineer will need to evaluate the foundation further.**

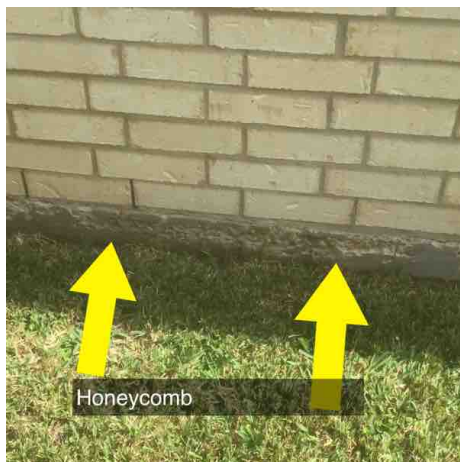
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- Corner crack observed on the northeast, southeast and northwest corners of the foundation, fill in cracks in order to reduce chance of rust damage to post tension cables, cracks appear to be cosmetic and common to many homes.



- Foundation has a honeycombed surface on the west side that needs to be reparged (covered).



**B. Grading and Drainage**

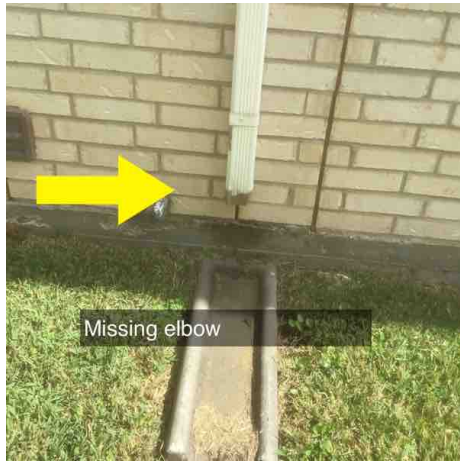
*Comments:*

- There appears to be poor grading on the side of the house that needs evaluation by a qualified contractor to allow for proper water drainage. Poor grading/drainage around the foundation exterior can cause potential issues with the foundation and water intrusion into the house if not corrected promptly. Because of this issue, there may have been previous water intrusion, damage issues into the house that were not visible at the time of this inspection, recommend further evaluation for this issue.

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- Missing gutter elbows on the middle of the east and west sides of the house, need to be installed.



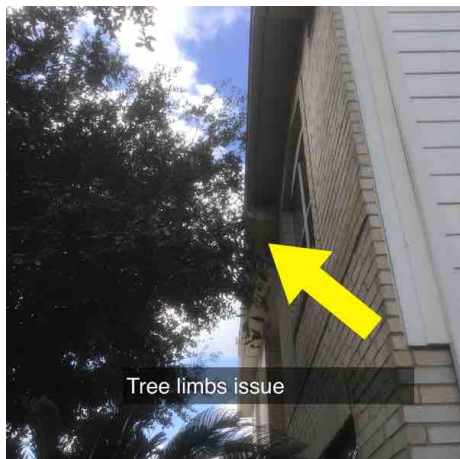
       

**C. Roof Covering Materials**

*Types of Roof Covering: Asphalt shingles  
Viewed From: Ground level with binoculars  
Comments:*

- Composition asphalt roof shingles, in the opinion of this home inspector, it appears to be in good condition, appears to be performing its intended function at this time.  
Roof too high to climb, inspected from the ground with binoculars and viewed the underside of the roof decking inside the attic.

- **Need to trim the tree limbs away from the house to reduce chance of damage to the roof, should evaluate the front of the house for possible damage.**



- **Roof shows some signs of previous leaks with a towel in the east side by a plumbing vent pipe, roof may need further evaluation if the leak has not been corrected.**

**D. Roof Structures and Attics**

*Viewed From: Entered attic  
Approximate Average Depth of Insulation: 6 to 8 inches of insulation*

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*Comments:*

- Attic ventilation is soffit vents, roof vents and ridge vents. Insulation prevents visual inspection of pipes, wires, fixtures and structural components underneath.
- **Need to install more insulation in the attic to reduce energy costs and provide added comfort, there are many areas missing insulation and others with not enough. Average attic insulation in new homes is appx. 12 inches or more of loose/batt insulation.**





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- There are beams on the attic floor that the purlin braces/struts from the purlins are nailed to for support of the roof structure, the beams should be evaluated further by a qualified contractor because they do not appear to have proper side bracing to reduce the chance of the beams moving, side braces are nailed to the top of the beams instead of being butted up and nailed to the side.



- There does not appear to be adequate ventilation for the attic, may not have enough vents, some soffit vents could be covered over with insulation. The temperature in the attic was appx. 127 degrees, outside temperature was appx. 84 degrees, difference was 43 degrees, attic needs further evaluation by a qualified contractor and repaired as needed.

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

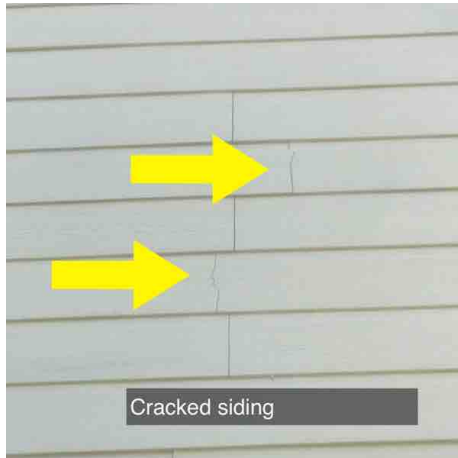
*Comments:*

- Exterior walls are brick, concrete composite type siding and wood type siding. Interior walls appear to have been repainted recently. Homes can sometimes have moisture issues or insect damage issues in the interior walls which cannot be detected or visibly seen, the ability to detect the presence of mold issues is beyond the scope of this inspection. If you have concerns about the possibility of mold in the house, you may want to consult a qualified mold inspector before close of escrow. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

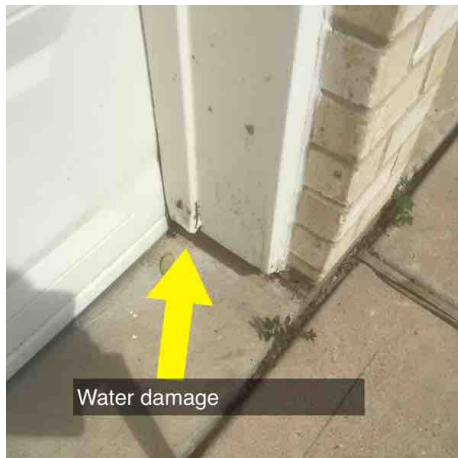
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- Many of the concrete composite siding boards on the exterior are broken on the corners, appears to be from poor installation, this could possibly cause the siding to become loose, siding needs evaluation and repair as needed. They also need to be caulked where the siding boards meet.



- The exterior trim boards for the garage doors have water damage to the bottom of them, need repair.



- The siding on the front patio area comes down too far to the ground, it is touching the patio, this can potentially cause water to leak into the walls, needs evaluation by a qualified contractor to reduce the chance of this issue.

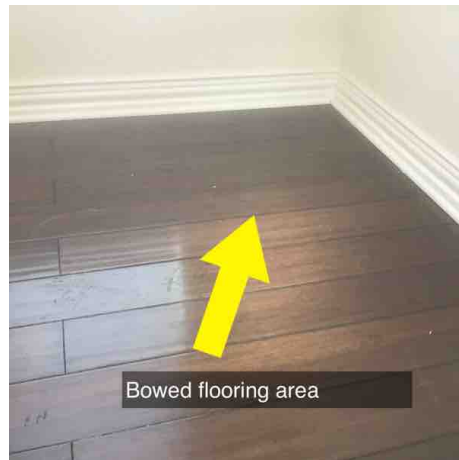
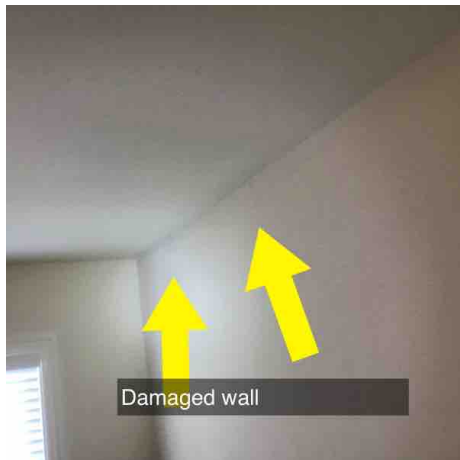
I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient

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- Need to caulk and seal around the exterior windows to reduce possibility of water leaking in.



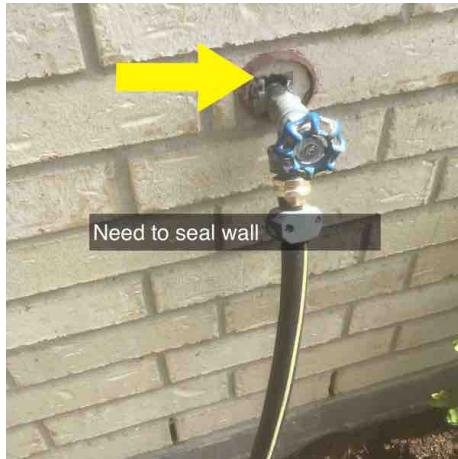
- The northwest bedroom wall and ceiling area to the right of the window has water damage to the surface, no moisture was detected at this time, there could be water damage issues behind the wall, recommend evaluation inside the wall and also under the flooring, because the flooring appears to be bowed in the same area.



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- Exterior walls of the house have open places in them around pipes coming out of the wall, need to be properly sealed up to reduce potential water intrusion.



- Vertical crack under one of the windows in the gameroom and under the window in the west bedroom, several small tape seam cracks in the small room between the family room and kitchen in the general area of the columns, cracks appear to be from settlement of the home, paint over cracks and monitor.

**F. Ceilings and Floors**

*Comments:*

- Ceilings appear to have been re-painted in the recent past and appear to be sheet rock.

Floors are carpet, laminate type flooring and tile.

- Many ceilings upstairs have patched, repainted areas in them, and in the attic over these areas, there is missing insulation and some exposed plumbing pipes, it appears that there may have been freeze damage to some of the plumbing causing this, recommend further evaluation to see what type of freeze damage issues that the house may have had.



- The laminate flooring in the study upstairs appears to have unlevel areas, raised areas, needs evaluation.

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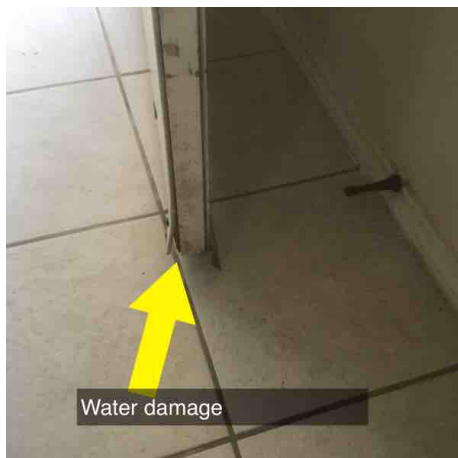
- Dark substance on the ceiling next to the supply register in the primary bath, appears to have been caused by a condensation issue, needs repair by a qualified contractor and recommend to evaluate the ceilings around the rest of the registers in the house. Recommend to have a qualified environmental, mold contractor be contacted to see if air samples and other testing should be done on the house for potential mold type issues and what repairs may be needed.



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

*Comments:*

- Open/close/latched doors. Tested locks.
- Door from the garage into the house needs to have a self closing mechanism to close door for safety reasons.
- The rear patio door has water damage to the bottom of the door, needs repair and possible replacement.



- Missing some of the door stops.

**H. Windows**

*Comments:*

- Open/close/locked all accessible windows.

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- Two pane, large insulated window on the north side above the family sitting room type area, and the middle window over the front door, appear to have a damaged seal on the windows, windows appear to be fogged, hazed up, windows need evaluation and repair as needed by a qualified contractor and recommend further evaluation of the rest of the windows also.
- The interior window sill heights in the upstairs rooms are too close to the floor for child safety reasons and should have protection in front of the windows or an approved means to not allow the window to be opened more than 4 inches, to prevent a child from getting out or be at least a minimum of 24 inches high, needs further evaluation, this is a current requirement.
- The interior window frames above the front door are dirty, need to be cleaned properly, recommend further evaluation of substance on window frames to see what it is and if other investigation or repair is needed in case of an potential environmental issue.



- Window screens are missing on some of the windows.
- The window has a loose spring rod on the side of the gameroom left side window frame which holds the window open, needs to be properly re-installed up into the frame.



- Not able to open the right side window in the family room.

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**I   NI   NP   D\***

- **Very hard to open the formal living room south side windows.**

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

*Comments:*

- Appear to perform their intended function at this time.

**J. Fireplaces and Chimneys**

*Comments:*

- Tested starter and damper.  
Chimney - The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimneysweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance.

- **Should install a clamp on the fireplace damper door up inside the fireplace to prevent it from being closed completely for safety to allow fumes and smoke out.**

- **The chimney flue is dirty, soot up inside, needs to be evaluated and cleaned by a qualified contractor before use.**

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

*Comments:*

- The driveway has several cracks in the surface, do not appear to be serious at this time, should be monitored and if they become worse, driveway may need repair, seal the cracks and monitor.

**L. Other**

*Comments:*

- House face South, clear and 84 degrees on the exterior.
- **Attic door does not seal properly, needs repair.**
- **Attic ladder frame does not appear to have been installed with proper type fasteners to the ceiling opening, has improper type screws, should be installed with proper size nails (16D) or lag screws for safety reasons, needs repair.**

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- Attic appears to have had a rodent issue because of some pipe insulation that appears to have been chewed on, should have further evaluation by a pest control contractor and seal the exterior areas of the house.



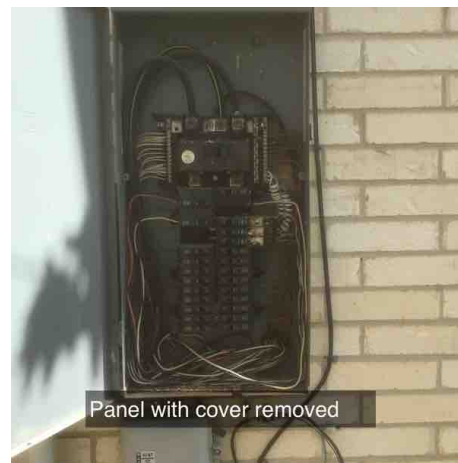
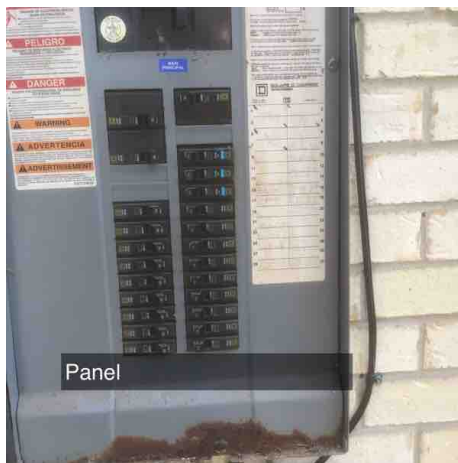
## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

- Main service wire is aluminum. Main breaker is 125 amps, panel rating is 200 amps. Panel is located on the exterior west side of the house.



- The house is supplied with a 125 amp breaker and could possibly be on the small size for this size of home, it is recommended for you to have a qualified electrical contractor evaluate panel for upgrade depending on your electrical needs.



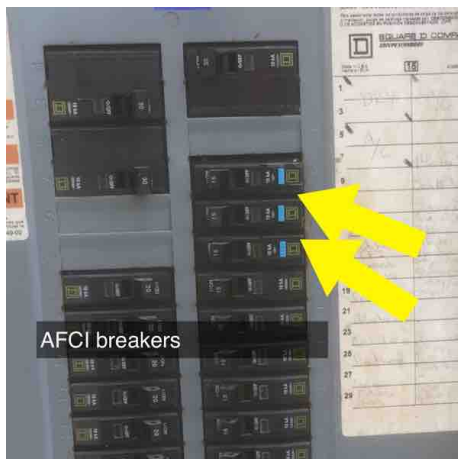
**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

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- Should replace the main ground rod clamp with a acorn type clamp instead of the pipe type clamp that is being used to reduce chance of loose connections in the future.



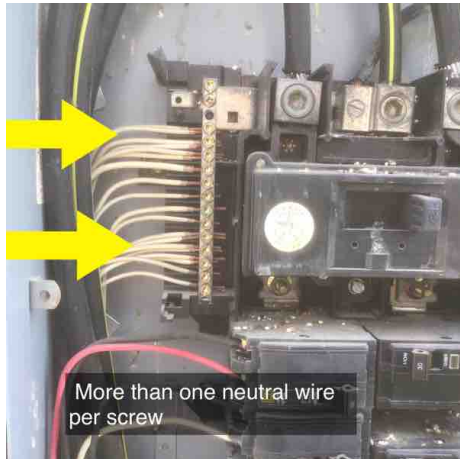
- Only located one ground rod for the house, not able to verify if resistance is greater than, >25 ohms, if it is not, then a 2nd ground rod is required, needs to be verified and repaired if needed.
- The AFCI (arc fault circuit interrupters) per current requirements, are meant to turn off all lighting and outlet circuits in the house other than major appliances and GFCI protected circuits, this was not required at the time that this house was built, only that they were for the bedrooms, which they are except for the northwest bedroom, it is not protected, needs repair. AFCI breakers should be protecting all required circuits.



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- **Neutral buss bar normally should have only one neutral wire attached to each screw, there is more than one wire on the screws, needs evaluation by a qualified electrical contractor.**



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

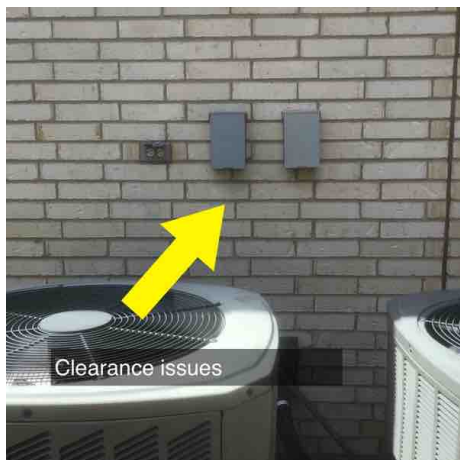
☉ Copper wire branch circuits

*Comments:*

- Branch circuits are copper. Tested for GFCI in required areas, outside, garage, kitchen and bathrooms. Landscape type lighting is excluded from this inspection.

Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

- **The exterior wall outlets on the house should be the type with all weather covers on them, this is a current requirement, needs repair.**
- **The service disconnects on the exterior for the A/C compressors do not have proper clearance on the front and sides for safety reasons when servicing them, needs further evaluation and repair as needed.**



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- **The inside covers are missing in both of the exterior service disconnects for the AC systems, need to install covers.**



- 8 smoke alarms. Smoke alarms need to be tested at least once a year and batteries changed.
- **Current requirements is for all of the smoke alarms to be connected to each other so that when one goes off, they all go off, they are not connected together, needs repair.**
- Should install carbon monoxide detectors where needed.
- **The wall outlet on the back side of the kitchen sink wall is open grounded, needs repair.**

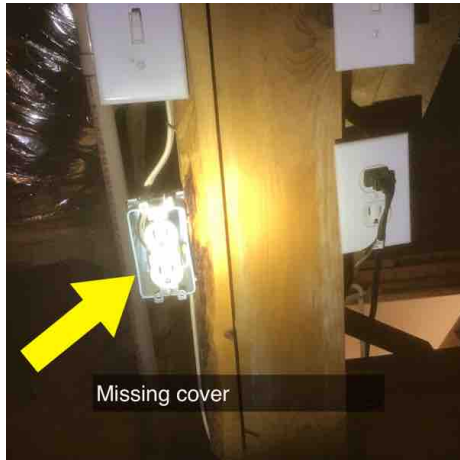


- **The GFCI outlet at the kitchen sink did not trip when tested, needs repair, there is no GFCI protection by the kitchen sink area.**

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- Missing an outlet cover in the attic, needs to be installed.



- The dryer outlet in the laundry room is the older 3 prong type, which is normal for the age of the home, if you are installing a newer type dryer, you will need to replace the outlet with the newer 4 prong type.
- **The maximum rated breaker size for the smaller A/C system is 25 amps, the actual breaker in the main panel is 30 amps, breaker appears to be oversized, needs further evaluation by a qualified contractor.**

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

Type of Systems: Forced air

- Natural gas

Comments:

- House has two systems.  
Downstairs Supply was 124 degrees. Return was 79 degrees. (Differential was 45 degrees). Normal differential is 35-55 degrees.  
Upstairs Supply was 121 degrees. Return was 80 degrees. (Differential was 41 degrees). Normal differential is 35-55 degrees.  
Heating systems appear to be performing their intended function at this time. No carbon monoxide was detected at this time. Units should be cleaned and serviced on a yearly basis.
- Standard and Mid - Efficiency Furnaces - Only a limited section of the heat exchangers could be viewed with a light and mirror. Dismantling the furnaces to thoroughly inspect the heat exchangers is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnaces prior to the start of the heating season.

**B. Cooling Equipment**

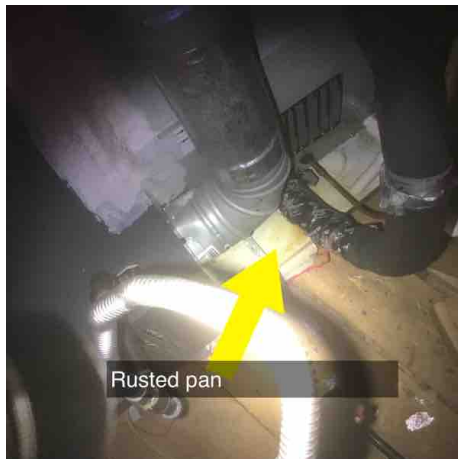
Type of Systems: Forced air electric

Comments:

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- House has two systems. Downstairs Supply was 58 degrees. Return was 74 degrees. (Differential was 16 degrees). Normal differential is 15-20 degrees. Upstairs Supply was 59 degrees. Return was 76 degrees. (Differential was 17 degrees). Normal differential is 15-20 degrees. Units should be evaluated on a yearly basis by a qualified HVAC contractor. The drain pipe for the secondary drip pan under the attic units and primary drain line from the attic units were not tested for flow or leaks, this is beyond scope of inspection. Systems were not tested for refrigerant leaks or refrigerant pressure issues, this is beyond scope of this inspection. If you have concerns about issues with refrigerant leak or pressure issues, you may want to have further evaluation by a qualified HVAC contractor.
- **The return filters were dirty, both of the A/C system/coils need to be evaluated further and cleaned by a qualified HVAC contractor to check for possible damage/rust issues, units need to be cleaned and filters need to be replaced and ducts should be evaluated for cleaning also.**
- **The secondary drip pan in the north attic has rust damage in it, recommend evaluation to replace pan and coils/system on the A/C system need further evaluation and repair as needed for possible damage issues.**



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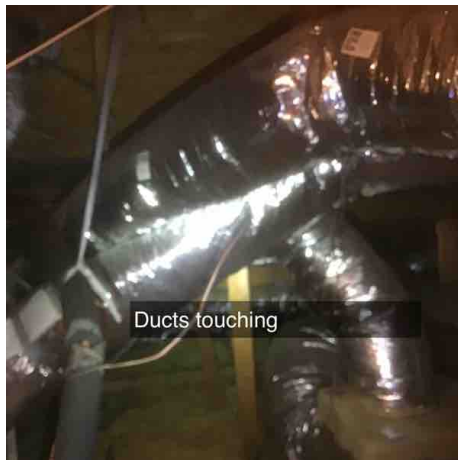
**C. Duct Systems, Chases, and Vents**

*Comments:*

- Many of the supply registers, vents are dirty, dark substance on them, need to be cleaned and evaluated for cause and ducts should be evaluated for cleaning also, recommend further evaluation by a qualified environmental contractor for what the substance is on the registers if there is a potential environmental issue that would need further investigation.



- Some of the ducts in the attic do not appear to be properly strapped because of them touching each other which can cause air flow restrictions and condensation issues, need to be repaired.



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- The plenum in the south side of the attic at the heating and cooling systems appears to have had condensation, moisture issues because of water stains seen on the attic floor under it, has a plastic bowl under it also, system needs to be evaluated by a qualified HVAC contractor and repaired as needed to reduce chances of water damage related issues.



**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems, Fixtures**

*Location of water meter: Next to street*

*Location of main water supply valve: East side of house*

*Static water pressure reading: 50 to 60 psi at time of inspection*

*Comments:*

- Main supply pipes appear to be CPVC plastic where visible.
- **The southwest bath sink stopper does not close, the stopper is missing for the southwest bathtub.**
- **The shower head connection for the primary bath shower leaks water when running.**

**B. Drains, Wastes and Vents**

*Comments:*

- Drain pipes are PVC where visible.
- Some drain issues may not be evident during the inspection of vacant homes. There are no bath traps in the house to view the drain pipes under the bathtubs, recommend to install.

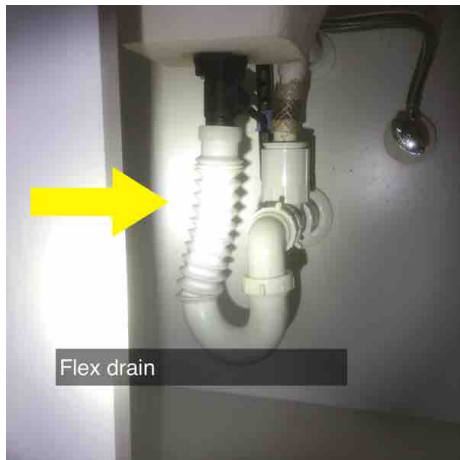
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- Water leak from the primary bath right side sink drain pipe in the sink cabinet, and the left side sink drain had a slow drain, these issues need repair.



- The sink drains in the primary bath have part of them with flex type pipe, this can be easily clogged, need to be changed to a smooth wall drain pipes.

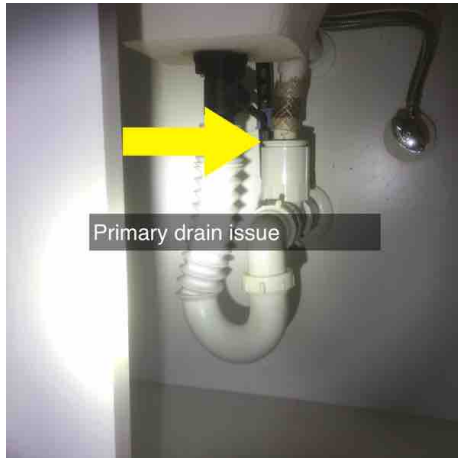




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- The primary drain line connections from the attic A/C systems to the primary bath sink drains are on the wrong side of the sink drain traps, should be connected above the horizontal part of the drain pipe to the wall (which is above the weir), needs repair as needed by a qualified contractor.



**C. Water Heating Equipment**

*Energy Sources: Natural gas*

*Capacity: 40 gallon*

*Comments:*

- Tank appears to be performing its intended function at this time in the opinion of this home inspector. The temperature and relief drain valve was not tested due to possibility that the valve will stick open causing water to leak out, recommend evaluation of valve. Valve should be tested at least several times a year and sometimes need to be replaced after several years. The drain pipe for the hot water tank was not tested for potential leak issues with the connection or leaks from the drain pipe.
- Hot water tank appears to be old, appears to be original, average life of hot water tanks is appx. 5-15 years, budget for replacement and the temperature and relief valve should be evaluated for replacement by a qualified plumbing contractor and evaluated further for possible sediment issues.

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- There is corrosion and rust on the pipe connections on top of the tank, pipes/fittings need further evaluation and repair as needed by a qualified plumbing contractor to reduce chance of water leak issues.



**D. Hydro-Massage Therapy Equipment**

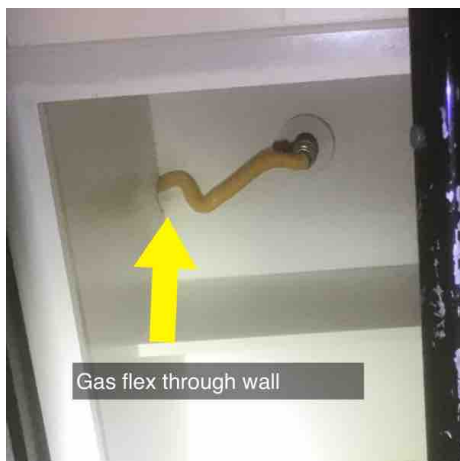
**E. Other**

*Comments:*

- Gas lines are black steel with flex lines.

This property was inspected for CSST (corrugate stainless steel tubing) gas line piping, which is a known safety hazard without proper bonding. Some recent studies have shown CSST piping to be a safety hazard even when properly bonded. All gas lines were not visible for inspection to verify if there is CSST piping in the house and all possible or required locations were not accessible for inspection. You should have further evaluation by a qualified contractor to determine the full condition and proper bonding of the CSST piping where it may exist in the house.

- The gas flex line in the cook top cabinet goes through the cabinet wall, this is not allowed for safety reasons, needs to be hard pipe through the cabinet wall, needs repair.



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- The gas lamp posts were not tested, one is broken and the other is missing the mantles, also need to change the copper gas lines to a more suitable material to reduce the chances of damage and gas leaks.



**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

- Dishwasher was operated on normal cycle. Appears to perform its intended function at this time.
- **Need to install a high leg loop or back flow preventer on the dishwasher drain hose to reduce chance of contaminated water backing up into the dishwasher from the sink.**

**B. Food Waste Disposers**

*Comments:*

- Waste disposer appears to perform its intended function at this time.
- **Inside of the disposer has some rust damage, will probably need repair or replacement in the near future.**

**C. Range Hood and Exhaust Systems**

*Comments:*

- 2 speed fan and light, vents inside the house.
- **Light does not work for the exhaust hood.**
- **Kitchen exhaust filters require cleaning.**

**D. Ranges, Cooktops, and Ovens**

*Comments:*

- Gas range and oven. Tested 4 burners on low, medium and high. Set oven at 350 degrees, actual was 360 degrees. Normal difference for oven is 25 degrees.
- **Need to install a anti-tip bracket to reduce chance of the oven tipping forward causing injury from spilling hot liquids.**

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**I   NI   NP   D\***

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>F. Mechanical Exhaust Vents and Bathroom Heaters</b><br/> <i>Comments:</i></p> <ul style="list-style-type: none"> <li>• <b>Noisy exhaust fan in the primary bath toilet room, recommend further evaluation and repair as needed.</b></li> </ul> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>G. Garage Door Operators</b><br/> <i>Comments:</i></p> <ul style="list-style-type: none"> <li>• Opened and closed manually with the wall button on the left side door. The anti-reverse function was not tested by trying to stop the door from closing manually since this could damage the door or operator if they were not adjusted properly. For units that have electric eyes, the electric eyes are tested to see if they stop the door from closing.</li> <li>• <b>The right side door motor is unplugged, needs evaluation.</b></li> <li>• <b>The left side door does not open or close unless the control pad button is held in, needs repair.</b></li> <li>• <b>The electric eyes for the doors are not lined up properly, need adjustment.</b></li> </ul> |
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|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|

**I. Other**

**VI. OPTIONAL SYSTEMS**

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

- Comments:*
- Not inspected.

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

**C. Outbuildings**

**D. Private Water Wells**

**E. Private Sewage (Septic) Systems**

**F. Other**