

1st Rate Inspections

Property Inspection Report



19227 Mossy Pointe Ln, Tomball, TX 77377
Inspection prepared for: Michael Ortiz
Real Estate Agent: Kristen Robinson - REALM Real Estate HWY 6 (Memorial)

Date of Inspection: 8/28/2019 Time: 1:30 PM
Age of Home: 2007 Size: 2507
Order ID: 13282

Inspector: David Philp
License #21284
9630 Cannock Chase, Houston, TX 77064
Phone: 832-567-5791
Email: clientcare@1strateinspections.com
1stRateInspections.com

PROPERTY INSPECTION REPORT

Prepared For:	<u>Michael Ortiz</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>19227 Mossy Pointe Ln, Tomball TX, 77377</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>David Philp, License #21284</u>	<u>8/28/2019</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

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

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions

you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- -Post Tension
- -There are no significant settlement cracks or movement noted at this time.

Comments:

A.1. -Expansion cracks were noted in the slab. Mainly at - left



-Expansion cracks were noted in the slab. Mainly at - left

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading & Drainage
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Comments:

B.1. -The soil and or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - rear

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-The soil and or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - rear

X			X
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Architectural composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

Viewed From:

- Due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. The roof was observed with pictures or video from a drone. As such, our inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. Water can enter through very small areas and may not be found until heavy rain storms occur, wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

Comments:

C.1. -The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - patio cover

C.2. -Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof.

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-The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - patio cover



-Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof. Mainly at- front porch



Overview of roof



-The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - patio cover

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Overview of roof



Overview of roof



Overview of roof



Overview of roof

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Overview of roof



Overview of roof



Overview of roof



Overview of roof

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Overview of roof



Overview of roof

X			
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D. Roof Structure and Attic

Viewed From:

- The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas where beams are covered with insulation or low profiled areas where damage could be caused, therefore some areas of the attic inspection may be limited.

- The type of roof system is conventional.

- The type of attic ventilation is domed vents, eave vents.

Approximate Average Depth of Insulation:

- The ceiling insulation is blown fiberglass.

- Ceiling insulation is approximately 10-12 inches in depth.

- No vertical insulation in the attic.

Comments:

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E. Walls (Interior and Exterior)

Wall Materials:

- Prevalent exterior siding is made of .

Comments:

E.1. -Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.

E.2. -Recommend sealing trim to help prevent water penetration. Mainly at - right

E.3. -There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration.

E.4. -There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - right

E.5. -Previous repairs were noted in the wall. Mainly at - breakfast nook, middle bedroom

E.6. Indications are that there is a bird nest in one of the vents.



-Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.



-There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration.

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Indications are that there is a bird nest in one of the vents.



-There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - right



-Recommend sealing trim to help prevent water penetration. Mainly at - right



-Previous repairs were noted in the wall. Mainly at - breakfast nook

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-Previous repairs were noted in the wall. Mainly at - middle bedroom

F. Ceilings and Floors

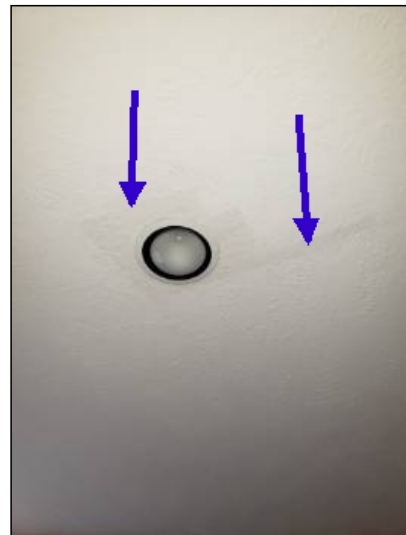
Comments:

F.1. -Previous repairs were noted in the ceiling. Mainly at - kitchen

F.2. -Cracks were noted in the pavement. The pavement is unlevel and can be a tripping hazard if not corrected, recommend repairs. Mainly at - driveway



-Cracks were noted in the pavement. The pavement is unlevel and can be a tripping hazard if not corrected, recommend repairs. Mainly at - driveway



-Previous repairs were noted in the ceiling. Mainly at - kitchen

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

G.1. -The door is not latching properly. Mainly at - master bath

G.2. -The door drags on floor. Mainly at - throughout upstairs

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Windows
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Window Types:

- -Windows in the home are double pane.

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplace and Chimney
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Locations:

Types:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

- -Main electrical panel is on the left interior of garage.
- -Unable to inspect underground services.

Materials, Amp Rating & Brand:

- -Main Panel aluminum wiring 150 Amp Eaton

Comments:

A.1. -There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.



Overview of main electrical panel



-There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

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I	NI	NP	D
X			X

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- -Branch circuits are copper wiring.
- -GFCI's locations - kitchen, garage, half bath, upstairs hall bath, master bath
- -Smoke detectors are tested with test button only.

Comments:

B.1. -Arc-Fault Circuit Interrupters (AFCI's) were noted in all bedrooms required at time of construction, but not noted in all habitable rooms as is required at the present time. It is also now recommended that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office and we will get you in touch with your inspector.

B.2. -Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - kitchen, downstairs bedroom

B.3. -Smoke detector(s) are missing. Mainly at - middle bedroom

B.4. -The smoke detector(s) were tested with the test button only and did not respond. Mainly at - downstairs bedroom



-Smoke detector(s) are missing. Mainly at - middle bedroom

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
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Type of Systems:
 Energy Sources:
 Comments:

A.1. -The furnace was not operating at time of inspection. Recommend consulting an **A/C** and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

- -Central Forced Air - Zoned system
- -A/C unit #1 High/Low differential should fall between 16 and 21 degrees at the unit for proper cooling. The differential for this unit :18 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.
- -A/C compressor(s) is electric.

Comments:

B.1. -There are indications of A/C condensation problems evident mainly by water dripping from the secondary condensate drain line. It is recommended contact an A/C & Heating specialist to have drain clogged cleared and the unit checked for proper operation.



-There are indications of A/C condensation problems evident mainly by water dripping from the secondary condensate drain line. It is recommended contact an A/C & Heating specialist to have drain clogged cleared and the unit checked for proper operation.

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C. Duct system, Chases, and Vents

Comments:

C.1. -Filter type is disposable.

C.2. -The ducts do not have the proper separation. It is recommended that an **air gap** or insulation be used to separate ducts that are in contact with each other to help prevent condensation and possible microbial growth.

C.3. -Registers are showing signs of growth, recommend cleaning vents and ducts as needed. Air sampling will most likely not identify microbial growth, however a swab or tape sample will determine if there is microbial growth.



-Registers are showing signs of growth, recommend cleaning vents and ducts as needed. Air sampling will most likely not identify microbial growth, however a swab or tape sample will determine if there is microbial growth.



-The ducts do not have the proper separation. It is recommended that an air gap or insulation be used to separate ducts that are in contact with each other to help prevent condensation and possible microbial growth.

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of Water Meter:

- -The water meter is located at the left curb.
- -The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.
- -The gas meter is located on the left.

Location of Main Water Supply Valve:

- -The main water shutoff is located on the left exterior wall of home.
- -Static Water Pressure Reading:60

Comments:

A.1. -Appliances are connected therefore the laundry supply valves and drain may not have been tested, unable to verify drain. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to access.

A.2. -The faucet aerator is missing, recommend replacing. Mainly at - master bath right sink

A.3. -The insulation is missing or damaged on the main water supply to help prevent damage to the pipes in freezing weather.



-The insulation is missing or damaged on the main water supply to help prevent damage to the pipes in freezing weather.

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B. Drains, Wastes, and Vents

Comments:

B.1. -Drain and waste pipes are made of plastic.

B.2. -Overflows are not tested.

B.3. -The sink drain stopper is not sealing/functioning. Mainly at - master bath right sink

C. Water Heating Equipment

Energy Source:

- Unit #1 water heater is gas.

Capacity:

- The water heater #1 is 40 gallon capacity.

- Water heater(s) is/are located in the attic for the entire home.

Comments:



Overview of water heater(s)

D. Hydro-Massage Therapy Equipment

Comments:

D.1. -Bonding was missing on Hydro Massage Therapy Equipment.

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I	NI	NP	D
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-Bonding was missing on Hydro Massage Therapy Equipment.

The hydro therapy tub is operating as intended.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Other

Comments:

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I	NI	NP	D
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

A.1. -Dishwasher is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------

Comments:

B.1. -Garbage disposal is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:

C.1. -The range vent is recirculating.

C.2. -The light is out on the range hood. Recommend replacing the bulb to see if fixture is operating properly.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:

D.1. -Range is gas

D.2. -Oven Thermostat to Temperature Reading: 350F / 355-360F

D.3. -The range is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

E.1. -The microwave is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

F.1. -Bath and/or laundry exhaust fans operated as intended.

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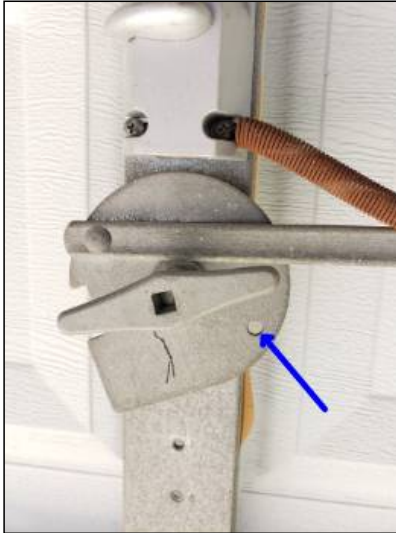
D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators
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Comments:

G.1. -The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer.



-The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

H.1. -Indications are that the dryer vent is operating as intended.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

A.1. -Location of back flow preventer. Location - left

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

Type of Construction:

- -In-Ground
- -Gunitite
- -Filter type - Cartridge
- -A pool or spa heater was installed and inspected.

Comments:

B.1. -Recommend pool specialist be consulted for further evaluation and/or repairs.

B.2. -The skimmer(s) is missing there weir door(s). Weir doors are important in that they help skim the contaminates off the top layer of the pool water.

B.3. The spa blower makes an irregular noise.

B.4. Minor cracks in the coping grout.

B.5. Automatic valve did not move. Its purpose is unknown.



Overview of pool



Overview of pool equipment

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I	NI	NP	D
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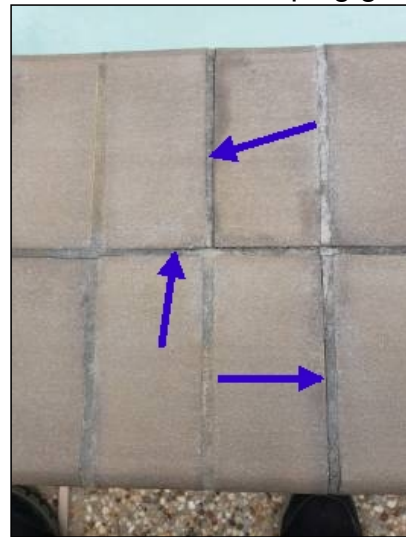
Overview of spa



Minor cracks in the coping grout.



Minor cracks in the coping grout.



Minor cracks in the coping grout.

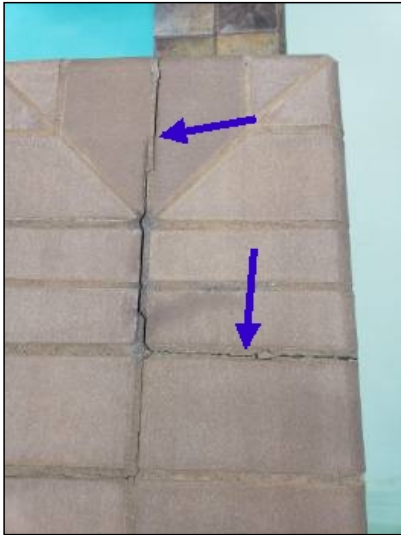
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NP=Not Present

D=Deficient

I	NI	NP	D
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Minor cracks in the coping grout.



Automatic valve did not move. Its purpose is unknown.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:
Location of Drain Field:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
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.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	A.1. -Expansion cracks were noted in the slab. Mainly at - left
Page 4 Item: B	Grading & Drainage	B.1. -The soil and or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - rear
Page 5 Item: C	Roof Covering Materials	C.1. -The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - patio cover C.2. -Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof.
Page 10 Item: E	Walls (Interior and Exterior)	E.1. -Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects. E.2. -Recommend sealing trim to help prevent water penetration. Mainly at - right E.3. -There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration. E.4. -There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - right E.5. -Previous repairs were noted in the wall. Mainly at - breakfast nook, middle bedroom E.6. Indications are that there is a bird nest in one of the vents.
Page 12 Item: F	Ceilings and Floors	F.1. -Previous repairs were noted in the ceiling. Mainly at - kitchen F.2. -Cracks were noted in the pavement. The pavement is unlevel and can be a tripping hazard if not corrected, recommend repairs. Mainly at - driveway

Page 13 Item: G	Doors (Interior and Exterior)	G.1. -The door is not latching properly. Mainly at - master bath G.2. -The door drags on floor. Mainly at - throughout upstairs
ELECTRICAL SYSTEMS		
Page 14 Item: A	Service Entrance and Panels	A.1. -There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.
Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	B.1. -Arc-Fault Circuit Interrupters (AFCI 's) were noted in all bedrooms required at time of construction, but not noted in all habitable rooms as is required at the present time. It is also now recommended that dishwashers, garbage disposals and washing machines be combination GFCI /Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office and we will get you in touch with your inspector. B.2. -Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - kitchen, downstairs bedroom B.3. -Smoke detector(s) are missing. Mainly at - middle bedroom B.4. -The smoke detector(s) were tested with the test button only and did not respond. Mainly at - downstairs bedroom
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 16 Item: A	Heating Equipment	A.1. -The furnace was not operating at time of inspection. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.
Page 16 Item: B	Cooling Equipment	B.1. -There are indications of A/C condensation problems evident mainly by water dripping from the secondary condensate drain line. It is recommended contact an A/C & Heating specialist to have drain clogged cleared and the unit checked for proper operation.
Page 17 Item: C	Duct system, Chases, and Vents	C.2. -The ducts do not have the proper separation. It is recommended that an air gap or insulation be used to separate ducts that are in contact with each other to help prevent condensation and possible microbial growth. C.3. -Registers are showing signs of growth, recommend cleaning vents and ducts as needed. Air sampling will most likely not identify microbial growth, however a swab or tape sample will determine if there is microbial growth.
PLUMBING SYSTEM		
Page 18 Item: A	Water Supply System and Fixtures	A.2. -The faucet aerator is missing, recommend replacing. Mainly at - master bath right sink A.3. -The insulation is missing or damaged on the main water supply to help prevent damage to the pipes in freezing weather.

Page 19 Item: B	Drains, Wastes, and Vents	B.3. -The sink drain stopper is not sealing/functioning. Mainly at - master bath right sink
Page 19 Item: D	Hydro-Massage Therapy Equipment	D.1. -Bonding was missing on Hydro Massage Therapy Equipment.
APPLIANCES		
Page 21 Item: C	Range Hood and Exhaust Systems	C.2. -The light is out on the range hood. Recommend replacing the bulb to see if fixture is operating properly.
Page 22 Item: G	Garage Door Operators	G.1. -The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer.
OPTIONAL SYSTEMS		
Page 23 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<p>B.1. -Recommend pool specialist be consulted for further evaluation and/or repairs.</p> <p>B.2. -The skimmer(s) is missing there weir door(s). Weir doors are important in that they help skim the contaminates off the top layer of the pool water.</p> <p>B.3. The spa blower makes an irregular noise.</p> <p>B.4. Minor cracks in the coping grout.</p> <p>B.5. Automatic valve did not move. Its purpose is unknown.</p>