



PROPERTY INSPECTION REPORT

Prepared For: Alyssa & Joel Upton
(Name of Client)

Concerning: 18710 Duke Lake Drive , Spring, TX 77388
(Address or Other Identification of Inspected Property)

By: Levi Greene Lic.#: TREC #20866 07/17/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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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(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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Home Inspection Report

Prepared exclusively for
Alyssa & Joel Upton



PROPERTY INSPECTED:
18710 Duke Lake Drive
Spring, TX 77388

DATE OF INSPECTION: 07/17/2019

Inspection No. 52288-275

INSPECTED BY:

Foster's A'Rae Inc. dba Pillar To Post
31911 Steven Springs Dr
Hockley, TX 77447
terrence.foster@pillartopost.com
(713) 725-6342

INSPECTOR:

Levi Greene
Lic.#: TREC #20866
levi.greene@pillartopost.com

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Corner cracks observed on most corners, 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.
- There is a hairline crack in the foundation on the south side and a 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.

C. Roof Covering Materials

Comments:

- The south east corner of the rear patio cover is not flashed, needs repair prevent water damage.
- Due to water damage noted to the roof decking above the right water heater exhaust vent in the attic, it is advised to seek further evaluation of the roof by a qualified roofing contractor to determine if any corrective actions are required at this time.
- Rust noted on some areas of the flashing, rust needs to be removed and flashing need to be painted to prevent further damage and possible water intrusion.

E. Walls (Interior and Exterior)

Comments:

- There are cracks in the brickwork above the front entry archway, the window in the formal dining room and on the northwest corner of the home, cracks appear to have been caused by settlement and movement of the foundation and also could have been from the wall moving some from not being supported properly, needs further evaluation and repair as needed by a qualified contractor.
- Vines need to be removed from the exterior wall surfaces of the house to reduce potential damage issues, they prevent visual inspection.

F. Ceilings and Floors

Comments:

- Crack in the ceiling tape joint seam in the master closet and the second floor center bedroom, appears to have been caused by settlement and movement of the foundation, fill in cracks and monitor, does not appear to be serious in the opinion of this home inspector.

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I NI NP D*

- There are hollow sounding floor tiles and cracked grout in the master bathroom, recommend further evaluation, this type of issue could have been caused by the floor tiles not being installed properly or from some foundation movement. Tiles can crack more easily because of this issue.

G. Doors (Interior and Exterior)

Comments:

- Need to have a door alarm installed on the doors opening to the back yard pool for pool safety reasons.
- The latch on the master closet door does not come out far enough from the door to catch the strike plate.
- When tested, the door knob on the first floor front bedroom came off of the door, needs repair or possible replacement.
- The closet door in the second south bedroom and the double game room doors upstairs stick, this appears to be due to the way the doors were installed or also may be due to some movement and settlement of the foundation or due to some other issue, needs further evaluation by a qualified contractor and repair as needed.

H. Windows

Comments:

- Need to caulk and seal around the exterior windows to reduce possibility of water leaking in.
- Window screens are missing.
- The interior window sill heights in the upstairs center bedroom is 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.

L. Other

Comments:

- Need to have self close gates/latches into the back yard for pool safety reasons, needs repair.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- The dead front could not be removed from the garage panel, wood has been installed over it preventing it from being removed, wood installed onto the walls blocking the panel cover needs to be removed and the panel should be evaluated by a qualified electrical contractor.
- Only located one ground rod for the house, not able to verify if resistance is less than 25 ohms, if it is not, then a 2nd ground rod is required, needs to be verified and repaired if needed.

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B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Current requirements are for all wall outlets to be child proof type for safety reasons, this was not required at time when this home was built, recommend evaluation to change/protect outlets.
- The exterior wall outlets on the house should be the type with all weather covers on them, this is a current requirement, needs repair.
- When tested, one of the lights in the master bedroom closet did not come on, replace bulb and retest.
- Ceiling fan in the second floor south bedroom wobbles, needs repair.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Comments:

- Dryer/filter on the exterior unit has rust damage to it, recommend further evaluation by a qualified HVAC contractor for possible leaks.
- There is corrosion on the fins of the exterior units that needs evaluation and repair as needed by a qualified HVAC contractor.
- Condensation noted on both of the air conditioning systems in the attic, the dark substance was also noted on these units appears to be due to the condensation, due to this recommend to have a qualified environmental 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.
- The return filters located in the attic are dirty, 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.
- There is some green corrosion in the secondary drip pans in the attic that could have been caused by a refrigerant leaks on the A/C systems, recommend further evaluation of the system by a qualified HVAC contractor.

C. Duct Systems, Chases, and Vents

Comments:

- 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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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- The master bathroom shower is dirty around the tile joints, needs to be cleaned, regouted and re-caulked to reduce potential water damage issues, sometimes there can be damage issues behind the wall that is not visible during the inspection, recommend further evaluation.
- Cracks noted in the master bath tub, cracks appear to be surface cracks and do not appear to prevent normal function of the bathtub, advise further evaluation by a qualified plumbing contractor and repair as needed.
- Water leaks from the around the handle on the hose Bibb on the exterior south wall when water is running, needs repair by a qualified plumbing contractor.

B. Drains, Wastes and Vents

Comments:

- The front first floor bathroom sink drain stopper and the drain stopper in the second floor north bathtub does not hold water.
- The second floor center bathroom sink appears to drain slow, this appears to be due to a clog or may also be due to a damaged pipe, needs further evaluation by a qualified plumbing contractor and repair as needed.

C. Water Heating Equipment

Comments:

- Tanks are making knocking noises which appears to be caused by hard water deposits in the tank and can be a indication that the tank may need to be replaced in the near future, recommend to drain the tank and re-evaluate, may need further repair.
- 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

Comments:

- Whirlpool was inoperative upon inspection, needs repair.
- Access door to the whirlpool motor not present, should have one, should have further evaluation of where motor is located and proper access installed to service motor, this is very common for them to not be installed.

V. APPLIANCES

B. Food Waste Disposers

Comments:

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

D. Ranges, Cooktops, and Ovens

Comments:

- When tested the oven was found to be too hot, needs repair/ recalibration.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Two of exhaust vents on the exterior north wall have bags stuffed into them, the homeowner indicated this was to prevent birds from nesting, bags need to and Vince should be evaluated.

G. Garage Door Operators

Comments:

- Electric eyes need to be installed within 6 inches of the floor, needs adjustment for safety reasons.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Current requirements call for the sprinkler system to have a rain sensor installed, none was located, needs to be installed.
- The water shut off handles at the back flow preventer have rust damage to them and should be evaluated for replacement.
- When tested, zone six did not appear to come on, zone six may have been removed when the pool was installed, advise further evaluation by a qualified contractor and repair is needed.
- The sprinkler heads are spraying water on the house on most sides, need to adjust heads to reduce possible water damage issues.

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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, except as noted. 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. Front and back porch prevents visual inspection of the foundation.
- **Corner cracks observed on most corners, 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.**



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• There is a hairline crack in the foundation on the south side and a 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.



B. Grading and Drainage

Comments:

- In the opinion of this home inspector, drainage appears to be away from the slab in all areas.
- Recommend to install gutters on all sides of the house to improve water drainage around the house and reduce issues with water splashing back onto the exterior walls of the house.
- In ground drains were not tested, recommend to test and need to be kept clean of debris.

C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

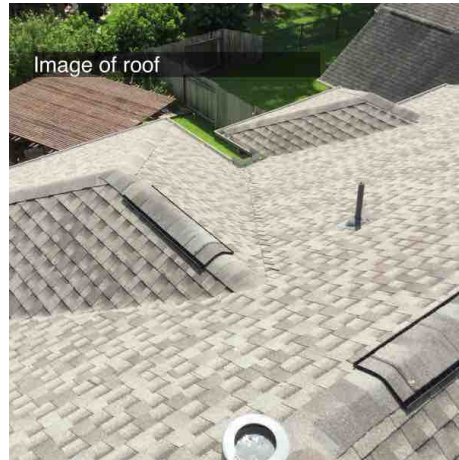
Viewed From: Roof top

Comments:

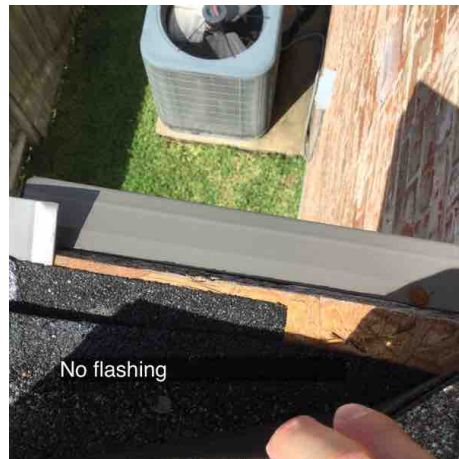
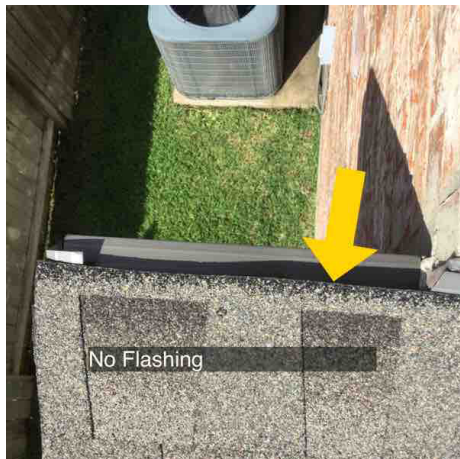
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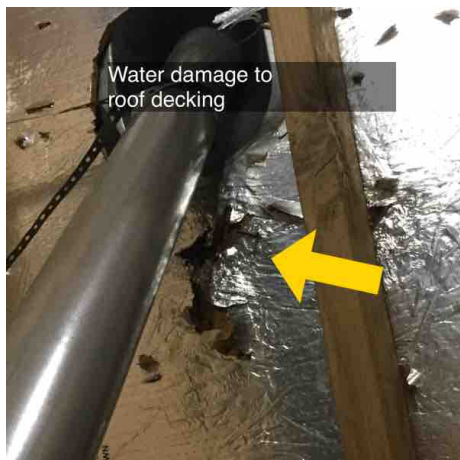
- Composition asphalt roof shingles.



- The south east corner of the rear patio cover is not flashed, needs repair prevent water damage.



- Due to water damage noted to the roof decking above the right water heater exhaust vent in the attic, it is advised to seek further evaluation of the roof by a qualified roofing contractor to determine if any corrective actions are required at this time.



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- Rust noted on some areas of the flashing, rust needs to be removed and flashing need to be painted to prevent further damage and possible water intrusion.



D. Roof Structures and Attics

Viewed From: Entered attic

Approximate Average Depth of Insulation: 10 to 12 inches of insulation

Comments:

- Attic ventilation is soffit vents and ridge vents. Insulation prevents visual inspection of pipes, wires, fixtures and structural components underneath. The radiant barrier type foil material installed on the underside of the roof decking prevents visual inspection of the roof decking for possible water leak issues.

E. Walls (Interior and Exterior)

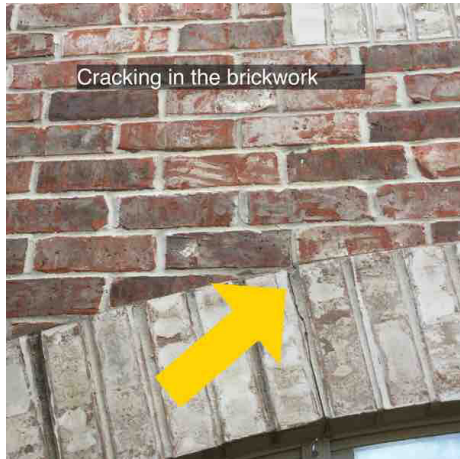
Comments:

- Exterior walls are brick 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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- There are cracks in the brickwork above the front entry archway, the window in the formal dining room and on the northwest corner of the home, cracks appear to have been caused by settlement and movement of the foundation and also could have been from the wall moving some from not being supported properly, needs further evaluation and repair as needed by a qualified contractor.



- Vines need to be removed from the exterior wall surfaces of the house to reduce potential damage issues, they prevent visual inspection.

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, wood type flooring and tile.
- Crack in the ceiling tape joint seam in the master closet and the second floor center bedroom, appears to have been caused by settlement and movement of the foundation, fill in cracks and monitor, does not appear to be serious in the opinion of this home inspector.

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• There are hollow sounding floor tiles and cracked grout in the master bathroom, recommend further evaluation, this type of issue could have been caused by the floor tiles not being installed properly or from some foundation movement. Tiles can crack more easily because of this issue.

G. Doors (Interior and Exterior)

Comments:

- Open/close/latched doors. Tested locks.
- Need to have a door alarm installed on the doors opening to the back yard pool for pool safety reasons.
- The latch on the master closet door does not come out far enough from the door to catch the strike plate.
- When tested, the door knob on the first floor front bedroom came off of the door, needs repair or possible replacement.
- The closet door in the second south bedroom and the double game room doors upstairs stick, this appears to be due to the way the doors were installed or also may be due to some movement and settlement of the foundation or due to some other issue, needs further evaluation by a qualified contractor and repair as needed.

H. Windows

Comments:

- Open/close/locked all accessible windows.
- Need to caulk and seal around the exterior windows to reduce possibility of water leaking in.



- Window screens are missing.
- The interior window sill heights in the upstairs center bedroom is 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.

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I. Stairways (Interior and Exterior)

Comments:

- Appear to perform their intended function at this time.

J. Fireplaces and Chimneys

Comments:

- Tested starter, is gas only, turns on with a wall switch control, appears to be performing its intended function at this time.
- 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.

K. Porches, Balconies, Decks, and Carports

Comments:

- Appears to be performing its intended function at this time.

L. Other

Comments:

- Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.
- House Direction: West
Cloudy/ 85 Degrees
- **Need to have self close gates/latches into the back yard for pool safety reasons, needs repair.**

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

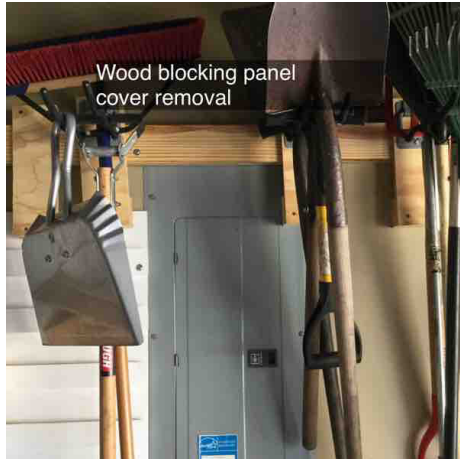
Comments:

- Main service wire is aluminum. Main breaker is 200 amps, panel rating could not be determined. Panel is located in the garage.
Main service wire is copper. Main breaker is 70 amps, main panel rating is 100 amps. Panel is located on the exterior south wall.
- The AFCI (arc fault circuit interrupters) were not tested at this time because the house is occupied and turning off breakers will turn off clocks, computers and other items in the house, recommend to have the AFCI breakers evaluated before moving in, they should turn off all outlets and lights for the house.

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- The dead front could not be removed from the garage panel, wood has been installed over it preventing it from being removed, wood installed onto the walls blocking the panel cover needs to be removed and the panel should be evaluated by a qualified electrical contractor.



- Only located one ground rod for the house, not able to verify if resistance is less than 25 ohms, if it is not, then a 2nd ground rod is required, needs to be verified and repaired if needed.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

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.

- 8 smoke alarms. Smoke alarms need to be tested at least once a year and batteries changed.

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.

- Current requirements are for all wall outlets to be child proof type for safety reasons, this was not required at time when this home was built, recommend evaluation to change/protect outlets.

- The exterior wall outlets on the house should be the type with all weather covers on them, this is a current requirement, needs repair.

- When tested, one of the lights in the master bedroom closet did not come on, replace bulb and retest.

- Ceiling fan in the second floor south bedroom wobbles, needs repair.

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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Natural gas

Comments:

- House has two systems.
Supply for the first floor was 119 degrees. Return was 77 degrees. (Differential was 42 degrees). Normal differential is 35-55 degrees.
Supply for the second floor was 117 degrees. Return was 80 degrees. (Differential was 37 degrees). Normal differential is 35-55 degrees.
Heating system appears to be performing its 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 Furnace - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger 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 furnace prior to the start of the heating season.

B. Cooling Equipment

Type of Systems: Forced air electric

Comments:

- House has two systems.
Supply for the first floor was 55 degrees. Return was 72 degrees. (Differential was 17 degrees). Supply for the second floor was 57 degrees. Return was 73 degrees. (Differential was 16 degrees). Normal differential is 15-20 degrees.
Unit should be evaluated on a yearly basis by a qualified HVAC contractor.
The drain pipe for the secondary drip pan under the attic unit and primary drain line from the attic unit were not tested for flow or leaks, this is beyond scope of inspection. System was 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.
A/C system appears to perform its intended function at this time.

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I NI NP D*

- **Dryer/filter on the exterior unit has rust damage to it, recommend further evaluation by a qualified HVAC contractor for possible leaks.**



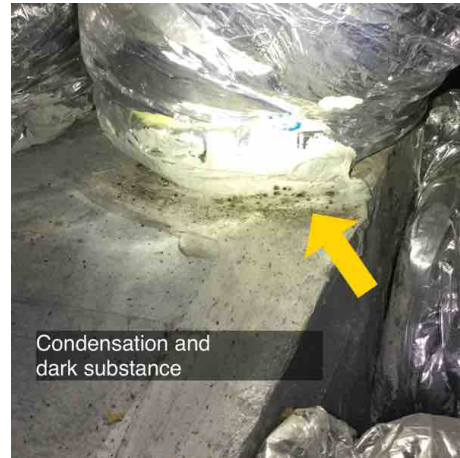
- **There is corrosion on the fins of the exterior units that needs evaluation and repair as needed by a qualified HVAC contractor.**



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

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- Condensation noted on both of the air conditioning systems in the attic, the dark substance was also noted on these units appears to be due to the condensation, due to this recommend to have a qualified environmental 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.



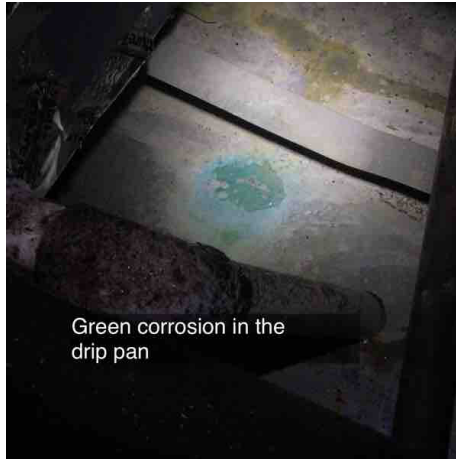
- The return filters located in the attic are dirty, the A/C system/coils need to be evaluated further and cleaned by a qualified HVAC contractor to check for possible damage/rust issues, units need to be cleaned and filters need to be replaced and ducts should be evaluated for cleaning also.



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- There is some green corrosion in the secondary drip pans in the attic that could have been caused by a refrigerant leaks on the A/C systems, recommend further evaluation of the system by a qualified HVAC contractor.



C. Duct Systems, Chases, and Vents

Comments:

- 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.



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- 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.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Location of water meter: Next to street

Location of main water supply valve: South side of house

Static water pressure reading: 60 to 70 psi at time of inspection

Comments:

- Main supply pipes appear to be copper where visible.
- The master bathroom shower is dirty around the tile joints, needs to be cleaned, regROUTED and re-caulked to reduce potential water damage issues, sometimes there can be damage issues behind the wall that is not visible during the inspection, recommend further evaluation.
- Cracks noted in the master bath tub, cracks appear to be surface cracks and do not appear to prevent normal function of the bathtub, advise further evaluation by a qualified plumbing contractor and repair as needed.
- Water leaks from the around the handle on the hose Bibb on the exterior south wall when water is running, needs repair by a qualified plumbing contractor.

B. Drains, Wastes and Vents

Comments:

- Drain pipes are PVC where visible. No leaks observed at time of inspection. There are no bath traps in the house to view the drain pipes under the bathtubs, recommend to install.
- The front first floor bathroom sink drain stopper and the drain stopper in the second floor north bathtub does not hold water.
- The second floor center bathroom sink appears to drain slow, this appears to be due to a clog or may also be due to a damaged pipe, needs further evaluation by a qualified plumbing contractor and repair as needed.

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C. Water Heating Equipment

Energy Sources: Natural gas

☉ Two 40 Gallon Tanks

Comments:

- The temperature and relief drain valves were not tested due to possibility that the valve will stick open causing water to leak out, recommend evaluation of valves. Valves should be tested at least several times a year and sometimes need to be replaced after several years. The drain pipes for the hot water tanks were not tested for potential leak issues with the connection or leaks from the drain pipes.
- **Tanks are making knocking noises which appears to be caused by hard water deposits in the tank and can be a indication that the tank may need to be replaced in the near future, recommend to drain the tank and re-evaluate, may need further repair.**
- **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

Comments:

- 6 jet spa tub.
- **Whirlpool was inoperative upon inspection, needs repair.**
- **Access door to the whirlpool motor not present, should have one, should have further evaluation of where motor is located and proper access installed to service motor, this is very common for them to not be installed.**

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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.

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was operated on normal cycle. Appears to perform its intended function at this time.

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 outside the house.

D. Ranges, Cooktops, and Ovens

Comments:

- Gas range and oven. Tested 5 burners on low, medium and high. Set oven at 350 degrees, actual was 380 degrees. Normal difference for oven is 25 degrees.
- **When tested the oven was found to be too hot, needs repair/recalibration.**

E. Microwave Ovens

Comments:

- Tested operation with a container of water on high power. Appears to perform its intended function at this time.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Turned on exhaust fans, appear to perform their intended function at this time.

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- **Two of exhaust vents on the exterior north wall have bags stuffed into them, the homeowner indicated this was to prevent birds from nesting, bags need to and Vince should be evaluated.**



G. Garage Door Operators

Comments:

- Opened and closed manually with the wall button, no remote available to test. Tested anti-reverse function.
- **Electric eyes need to be installed within 6 inches of the floor, needs adjustment for safety reasons.**

H. Dryer Exhaust Systems

Comments:

- Was not tested, appears to have been installed properly. Recommend to clean out dryer vent pipe and inspect before use.

I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Appears to be a 6 zone system, tested the zones manually at the control panel, zones were only run for several minutes on this test. Pipes under the ground are not visible, not able to check for leaks in the ground, this is beyond scope of this inspection, system should be evaluated further after all zones have run through their scheduled times to check for any potential leaks. You should expect occasional breakage on sprinkler heads, recommend to keep spare heads on hand for repairs. Control panels can be temperamental and sometimes need repair or replacement from electrical issues. Should insulate the back flow preventer and pipes exposed to reduce chance of freeze damage.
- **Current requirements call for the sprinkler system to have a rain sensor installed, none was located, needs to be installed.**
- **The water shut off handles at the back flow preventer have rust damage to them and should be evaluated for replacement.**

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • When tested, zone six did not appear to come on, zone six may have been removed when the pool was installed, advise further evaluation by a qualified contractor and repair is needed. • The sprinkler heads are spraying water on the house on most sides, need to adjust heads to reduce possible water damage issues.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Swimming Pools, Spas, Hot Tubs and Equipment <i>Comments:</i></p> <ul style="list-style-type: none"> • Not inspected, needs to be inspected by a qualified contractor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage (Septic) Systems
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other

