

1st Rate Inspections

Property Inspection Report



13292 Morgan Dr, Splendora, TX 77372
Inspection prepared for: Daniel Maestas
Real Estate Agent: David Kelley - AVO Realty, LLC

Date of Inspection: 5/22/2021 Time: 1:30 PM
Age of Home: 1960 Size: 2700
Order ID: 18397

Inspector: Lowell West
License #23574
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PROPERTY INSPECTION REPORT

Prepared For:	<u>Daniel Maestas</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>13292 Morgan Dr, Splendora, TX 77372</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Lowell West, License #23574</u>	<u>5/22/2021</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

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 GFI 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 all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age or older have a limited life and could fail at any time. If there are concerns about appliances we recommend that you have them checked by a specialist for condition and possible life expectancy of the appliance.

Exterior Notes: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected. These should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed. As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that most roofs are walked by inspector. However some roofs may not be walked 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. This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Interior Notes: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector may not move personal items. Note that cosmetic settlement cracks may not be noted in the report.

Electrical Notes: Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a

licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

Heating & Air Conditioning Notes: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Plumbing Notes: Bathrooms can consist of many features from hydro therapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40 gallon water heater may not supply enough hot water to larger tubs. Ice maker lines are not tested.

Optional Devices Notes: Sprinkler controls tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested.

Pool checked in manual mode only. Pools shell is a visual inspection only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

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):

- -Slab Foundation
- -Crawlspace Foundation
- -There are no significant settlement cracks or movement noted at this time.

Comments:

A.1. -All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dyeing root systems.

A.2. -Expansion cracks were noted in the slab. Mainly at - left side

A.3. -Prior to closing, the foundation should be inspected by a qualified structural engineer or foundation expert familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.



-All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dyeing root systems.



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

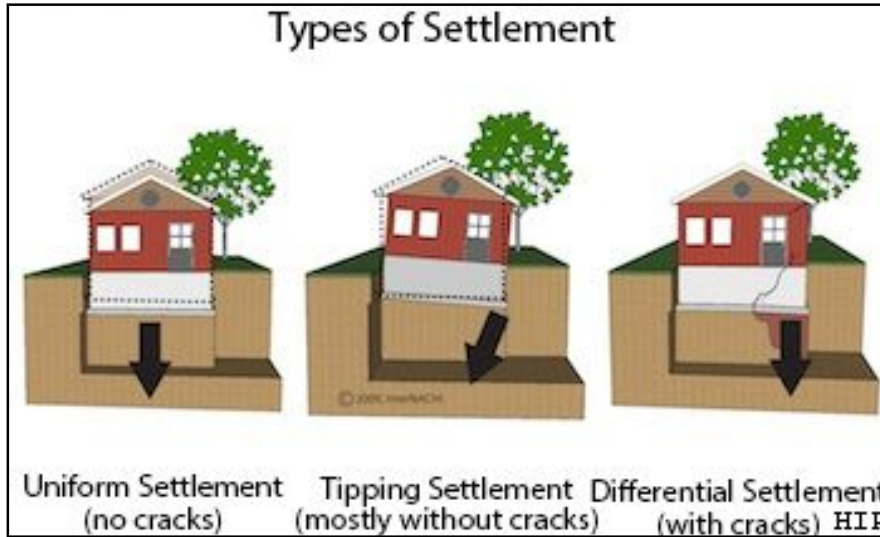
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B. Grading & Drainage

Comments:

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. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

C.2. -The decking is buckling on the roof, this is often caused by an improper gap for expansion of the decking materials, recommend consulting a roofing contractor for evaluation and repairs as needed.

C.3. -Debris were noted on the roof which can cause water to back up on the roof and allow water to penetrate through the roofing materials, recommend removing debris from roof. Unable to fully inspect roof covering as debris limit the visibility of the roof surface.

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-Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.



-Debris were noted on the roof which can cause water to back up on the roof and allow water to penetrate through the roofing materials, recommend removing debris from roof. Unable to fully inspect roof covering as debris limit the visibility of the roof surface.



-The decking is buckling on the roof, this is often caused by an improper gap for expansion of the decking materials, recommend consulting a roofing contractor for evaluation and repairs as needed.



Overview of roof

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Overview of roof



Overview of roof



Overview of roof



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Overview of roof



Overview of roof



Overview of roof



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Overview of roof

X			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 air hawks and eave vents

Approximate Average Depth of Insulation:

- -The ceiling insulation is blown fiberglass.

- -Ceiling insulation is approximately 1-4 inches in depth.

- -No vertical insulation in the attic.

Comments:

D.1. -Weather stripping should be installed around the edge of the door on the attic stairway to help prevent attic air from entering the home or conditioned air from entering the attic and to help slow the spread of fire.

D.2. -The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.

D.3. -There is not an adequate workspace and or pathway to the furnace located in the attic as recommended.

D.4. -The insulation has been heavily compressed by storage, age and/or varmints in some areas of the attic and does not meet normal energy requirements, recommend upgrading to today's standards of at least R30.

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E. Walls (Interior and Exterior)

Wall Materials:

- -Prevalent exterior siding is made of fibered wood siding.

Comments:

E.1. -Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

E.2. -Seal gaps and holes in trim to help prevent water penetration or rodent intrusion. Mainly at - left side

E.3. -Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - left side

E.4. -Seal gaps and holes in siding to help prevent water penetration. Mainly at - right side

E.5. -Previous repairs were noted in the wall. Mainly at - numerous locations

E.6. -Settlement cracks were noted in the drywall. Mainly at - right front bedroom, upstairs bedroom

E.7. -Settlement cracks were noted at the tape joint in the drywall. Mainly at - master bedroom

E.8. -There is damage to the drywall, recommend repairs as needed. Mainly at - master bath

E.9. -Torn wall paper was noted. Mainly at - master bath

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-Seal gaps and holes in siding to help prevent water penetration. Mainly at - right side



-Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - left side



-Seal gaps and holes in trim to help prevent water penetration or rodent intrusion. Mainly at - left side



-There is damage to the drywall, recommend repairs as needed. Mainly at - master bath

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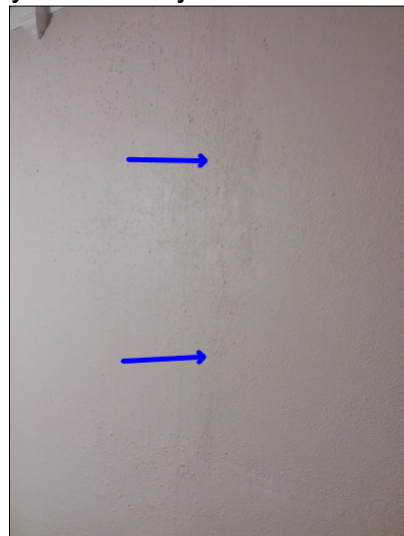
-Torn wall paper was noted. Mainly at - master bath



-Settlement cracks were noted at the tape joint in the drywall. Mainly at - master bedroom



-There is damage to the drywall, recommend repairs as needed. Mainly at - right middle bedroom



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

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-Settlement cracks were noted in the drywall. Mainly at - right middle bedroom



-Previous repairs were noted in the wall. Mainly at - right side bath



-Settlement cracks were noted in the drywall. Mainly at - right front bedroom

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F. Ceilings and Floors

Comments:

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

F.2. -The carpet is stained. Mainly at - throughout

F.3. -Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - throughout pier and beam areas

F.4. -There are sloping floors in one or more locations. Mainly at - right side areas supported by pier and beam, left side is slab foundation



-The carpet is stained. Mainly at - master bedroom -Previous repairs were noted in the ceiling. Mainly at - rear right bedroom

G. Doors (Interior and Exterior)

Comments:

G.1. -Deterioration was noted mainly along the door, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - left side

G.2. -Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.

G.3. -The door knob is loose. Mainly at - front right bath

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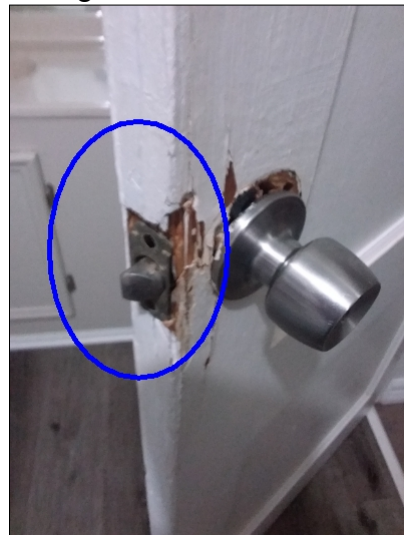
-Deterioration was noted mainly along the door, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - left side



-Deterioration was noted mainly along the door, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - right middle bedroom



-The door knob is loose. Mainly at - front right bath



-Deterioration was noted mainly along the door, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - right side bath

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H. Windows

Window Types:

- Windows in the home are single pane. The new codes require double pane windows for proper energy efficiency.

Comments:

H.1. -Window screens are bent or damaged on the home. Mainly at - numerous locations



-Window screens are bent or damaged on the home. Mainly at - numerous locations

I. Stairways (Interior and Exterior)

Comments:

I.1. -The stairs are missing carpet.

J. Fireplace and Chimney

Locations:

- Fireplace is located in the living room.

Types:

- Fireplace is prefabricated metal box and flue.

Comments:

J.1. The fireplace is not operating as intended, the flue was removed during remodeling but was never replaced so it now vents into a closet area under the stairs. Fireplace should not be used until it passes inspection. Recommend fireplace be evaluated by a professional fireplace company for repairs.

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

K.1. -The deck is installed against the house. Recommend all decks be separated from the structure to help prevent conducive conditions for wood destroying insects.

K.2. -The deck is showing signs of deterioration, recommend repair or replacement.



-The deck is showing signs of deterioration, recommend repair or replacement.



-The deck is installed against the house. Recommend all decks be separated from the structure to help prevent conducive conditions for wood destroying insects.

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

A. Service Entrance and Panels

Panel Locations:

- -Main electrical panel is on the left exterior.
- -Bonding was noted on the gas line as recommended.

Materials, Amp Rating & Brand:

- -Main Panel copper wiring 150 Amp Federal Pacific

Comments:

A.1. -The breakers in the main electrical panel are not labeled.

A.2. -There is no visible bond to the ground or neutral bar in the panel box as recommended.

A.3. -This house is equipped with a Federal Pacific labeled main and/or sub-electrical panel. There is significant information that suggests that panels and circuit breakers of this manufacturer have a high rate of failure. The failures are not readily visible or apparent without dismantling the panel box which is beyond the scope of inspection. Recommend Federal Pacific manufactured panel boxes be evaluated by a qualified electrician.

A.4. -Electrical feeds were running through the trees, recommend trimming limbs from wires.

A.5. -Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.



-Electrical feeds were running through the trees, recommend trimming limbs from wires.



Overview of main electrical panel

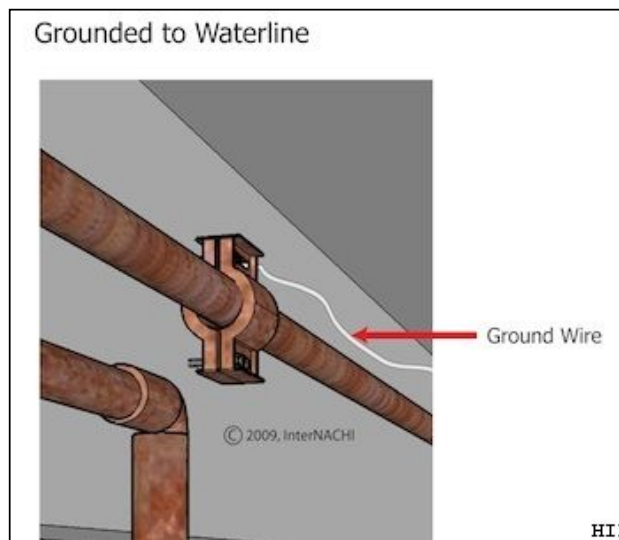
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Branch circuits are copper wiring.

Comments:

B.1. -Arc-Fault Circuit Interrupters (**AFCI**'s) were not noted in all of the recommended areas at time of inspection according to present codes. It is now recommended that Arc-Fault Circuit Interrupters be installed in all habital rooms and that dishwashers, garbage disposals and washing machines be combination **GFCI**/Arc-Fault protected and microwaves should now be Arc-Fault protected. This may not have been required at time of construction if home was built before Sept. 2002, for more information please feel free to call our office and we will get you in touch with your inspector.

B.2. -Receptacle plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - numerous locations

B.3. -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 - numerous locations

B.4. -Switch plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - numerous locations

B.5. -Recommend replacing all wet area exterior receptacle covers with the code approved bubble style cover.

B.6. -Not all the recommended receptacles are GFCI (Ground Fault Circuit Interrupter) protected for the kitchen.

B.7. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the bath. Mainly at - hall and master bath

B.8. -Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.

B.9. -The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor when gas appliances are installed.

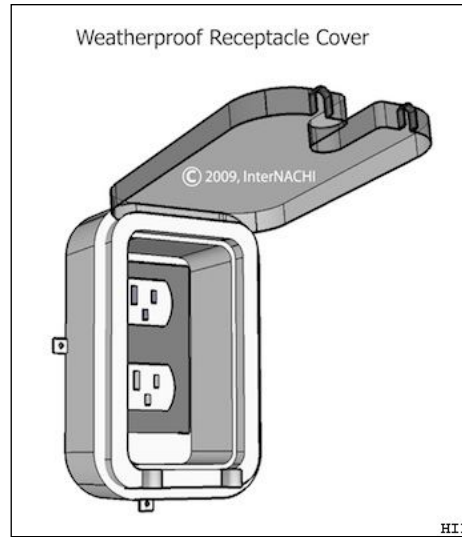
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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:

- -Central Forced Air
- -There is one **A/C** & heating unit for this property.
- -AC/Heating unit #1 is located in the main attic and covers the entire home.
- -Heating unit #1 electric heat air temperature is 100 This is a differential of :21, it is recommended that there be at least a 20 degree differential for proper heating.

Energy Sources:

- -Heating unit(s) is electric.

Comments:

A.1. -There is not an adequate workspace and/or pathway to the furnace , located in the attic as recommended.



-There is not an adequate workspace and/or pathway to the furnace , located in the attic as recommended.

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

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

- -Central Forced Air
- -A/C compressor(s) is electric.
- -There are window A/C unit on the property. Window A/C units are operated if connected to power, but not checked for temperature differentials. Mainly at - throughout

Comments:

B.1. Seller claims central HVAC unit has never been turned on, window units are installed in most rooms. Seller says attic HVAC unit will need to be replaced due to damage.

B.2. -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.



Seller claims 1st floor HVAC unit has never been turned on, window units are installed in most rooms. Seller says upstairs HVAC will need to be replaced due to damage.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct system,Chases, and Vents
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Comments:

C.1. -Filter type is disposable.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of Water Meter:

- -The water meter is located at the front curb.
- -Water was supplied previously by a well but has been converted to city water supply. Wells are tested for operational flow only. Existing well has not been in operation "for years" per seller.
- -The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.

Location of Main Water Supply Valve:

- -Water supply lines are made of CPVC.
- -Unable to locate the main water shutoff, recommend contacting homeowner for location.
- -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. -There is a missing/broken shut off handle. Mainly at - right side bath

A.3. -The commode is loose and needs to be properly attached to the floor. Mainly at - front right bath

A.4. No part of the master bath was operational at the time of the inspection.



Existing water well system currently not in use, house is currently on city supplied water.



-There is a missing/broken shut off handle. Mainly at - right side bath

I=Inspected

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I	NI	NP	D
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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 missing. Mainly at - front right bath

C. Water Heating Equipment

Energy Source:

- -Unit #1 water heater is gas.
- -The property is a multi unit dwelling with no water heater located in the unit, indications are that there is a community water heating system, recommend contacting the home owners association for more information.

Capacity:

- -The water heater #1 is 40 gallon capacity.
- -Water heater(s) is/are located in the laundry room for the entire home.

Comments:

C.1. -No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.

C.2. -Improper clearance to combustibles at flue pipe. Recommend cutting wood or other combustible material back at least 1" away from the flue pipe.

C.3. -There is no drip pan for the water heater installed in the laundry room.

C.4. -There is no drain line for the water heater T&P (Pop-Off) valve.

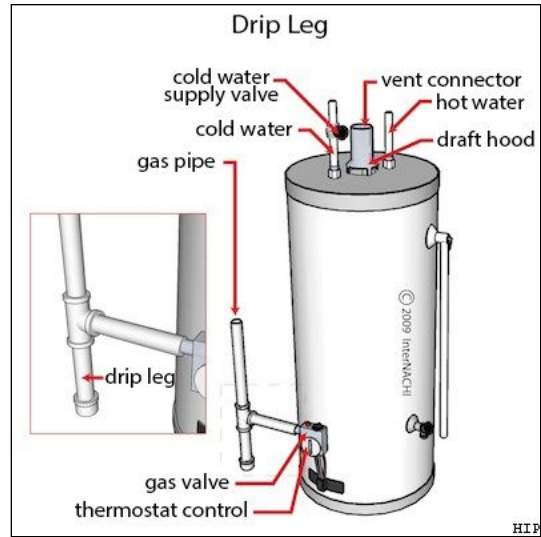
I=Inspected

NI=Not Inspected

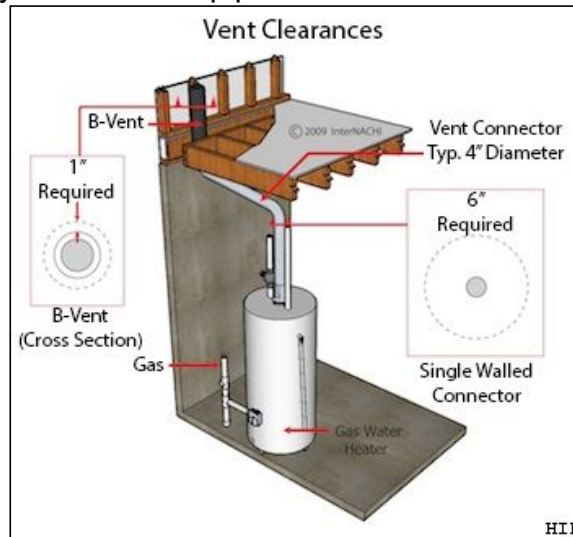
NP=Not Present

D=Deficient

I	NI	NP	D
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-Improper clearance to combustibles at flue pipe.
 Recommend cutting wood or other combustible material back at least 1" away from the flue pipe.



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

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

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

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

C.1. -The range vent is recirculating.

C.2. -The range vent is operating as intended.

<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 is gas.

D.3. -Oven Thermostat to Temperature Reading: 350F / 345-350F

D.4. -The range is operating as intended.

D.5. -The oven is operating as intended.



-The range is operating as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

E.1. -A countertop microwave was being used in the home. Countertop microwaves are not inspected as they normally do not go with the home.

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

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

<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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Comments:

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

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

- Aerobic 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.
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

Summary Notes: The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed or trained professional. I recommend obtaining a copy of all receipts for work completed, warranties and permits for work done.

Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age or older have a limited life and could fail at any time. If there are concerns about appliances we recommend that you have them checked by a specialist for condition and possible life expectancy of the appliance.

STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	<p>A.1. -All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dyeing root systems.</p> <p>A.2. -Expansion cracks were noted in the slab. Mainly at - left side</p> <p>A.3. -Prior to closing, the foundation should be inspected by a qualified structural engineer or foundation expert familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.</p>
Page 7 Item: C	Roof Covering Materials	<p>C.1. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.</p> <p>C.2. -The decking is buckling on the roof, this is often caused by an improper gap for expansion of the decking materials, recommend consulting a roofing contractor for evaluation and repairs as needed.</p> <p>C.3. -Debris were noted on the roof which can cause water to back up on the roof and allow water to penetrate through the roofing materials, recommend removing debris from roof. Unable to fully inspect roof covering as debris limit the visibility of the roof surface.</p>

Page 10 Item: D	Roof Structure and Attic	<p>D.1. -Weather stripping should be installed around the edge of the door on the attic stairway to help prevent attic air from entering the home or conditioned air from entering the attic and to help slow the spread of fire.</p> <p>D.2. -The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.</p> <p>D.3. -There is not an adequate workspace and or pathway to the furnace located in the attic as recommended.</p> <p>D.4. -The insulation has been heavily compressed by storage, age and/or varmints in some areas of the attic and does not meet normal energy requirements, recommend upgrading to today's standards of at least R30.</p>
Page 12 Item: E	Walls (Interior and Exterior)	<p>E.1. -Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.</p> <p>E.2. -Seal gaps and holes in trim to help prevent water penetration or rodent intrusion. Mainly at - left side</p> <p>E.3. -Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - left side</p> <p>E.4. -Seal gaps and holes in siding to help prevent water penetration. Mainly at - right side</p> <p>E.5. -Previous repairs were noted in the wall. Mainly at - numerous locations</p> <p>E.6. -Settlement cracks were noted in the drywall. Mainly at - right front bedroom, upstairs bedroom</p> <p>E.7. -Settlement cracks were noted at the tape joint in the drywall. Mainly at - master bedroom</p> <p>E.8. -There is damage to the drywall, recommend repairs as needed. Mainly at - master bath</p> <p>E.9. -Torn wall paper was noted. Mainly at - master bath</p>

Page 16 Item: F	Ceilings and Floors	<p>F.1. -Previous repairs were noted in the ceiling. Mainly at - throughout</p> <p>F.2. -The carpet is stained. Mainly at - throughout</p> <p>F.3. -Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - throughout pier and beam areas</p> <p>F.4. -There are sloping floors in one or more locations. Mainly at - right side areas supported by pier and beam, left side is slab foundation</p>
Page 17 Item: G	Doors (Interior and Exterior)	<p>G.1. -Deterioration was noted mainly along the door, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - left side</p> <p>G.2. -Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.</p> <p>G.3. -The door knob is loose. Mainly at - front right bath</p>
Page 18 Item: H	Windows	H.1. -Window screens are bent or damaged on the home. Mainly at - numerous locations
Page 18 Item: I	Stairways (Interior and Exterior)	I.1. -The stairs are missing carpet.
Page 18 Item: J	Fireplace and Chimney	J.1. The fireplace is not operating as intended, the flue was removed during remodeling but was never replaced so it now vents into a closet area under the stairs. Fireplace should not be used until it passes inspection. Recommend fireplace be evaluated by a professional fireplace company for repairs.
Page 19 Item: K	Porches, Balconies, Decks, and Carports	<p>K.1. -The deck is installed against the house. Recommend all decks be separated from the structure to help prevent conducive conditions for wood destroying insects.</p> <p>K.2. -The deck is showing signs of deterioration, recommend repair or replacement.</p>

ELECTRICAL SYSTEMS

Page 20 Item: A	Service Entrance and Panels	<p>A.1. -The breakers in the main electrical panel are not labeled.</p> <p>A.2. -There is no visible bond to the ground or neutral bar in the panel box as recommended.</p> <p>A.3. -This house is equipped with a Federal Pacific labeled main and/or sub-electrical panel. There is significant information that suggests that panels and circuit breakers of this manufacturer have a high rate of failure. The failures are not readily visible or apparent without dismantling the panel box which is beyond the scope of inspection. Recommend Federal Pacific manufactured panel boxes be evaluated by a qualified electrician.</p> <p>A.4. -Electrical feeds were running through the trees, recommend trimming limbs from wires.</p> <p>A.5. -Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.</p>
Page 22 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.2. -Receptacle plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - numerous locations</p> <p>B.3. -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 - numerous locations</p> <p>B.4. -Switch plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - numerous locations</p> <p>B.5. -Recommend replacing all wet area exterior receptacle covers with the code approved bubble style cover.</p> <p>B.6. -Not all the recommended receptacles are GFCI (Ground Fault Circuit Interrupter) protected for the kitchen.</p> <p>B.7. -There is no GFCI (Ground Fault Circuit Interrupter) protected for the bath. Mainly at - hall and master bath</p> <p>B.8. -Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.</p> <p>B.9. -The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor when gas appliances are installed.</p>

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 24 Item: A	Heating Equipment	A.1. -There is not an adequate workspace and/or pathway to the furnace , located in the attic as recommended.
Page 25 Item: B	Cooling Equipment	B.1. Seller claims central HVAC unit has never been turned on, window units are installed in most rooms. Seller says attic HVAC unit will need to be replaced due to damage. B.2. -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.
PLUMBING SYSTEM		
Page 26 Item: A	Water Supply System and Fixtures	A.2. -There is a missing/broken shut off handle. Mainly at - right side bath A.3. -The commode is loose and needs to be properly attached to the floor. Mainly at - front right bath A.4. No part of the master bath was operational at the time of the inspection.
Page 27 Item: B	Drains, Wastes, and Vents	B.3. -The sink drain stopper is missing. Mainly at - front right bath
Page 27 Item: C	Water Heating Equipment	C.1. -No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets. C.2. -Improper clearance to combustibles at flue pipe. Recommend cutting wood or other combustible material back at least 1" away from the flue pipe. C.3. -There is no drip pan for the water heater installed in the laundry room. C.4. -There is no drain line for the water heater T&P (Pop-Off) valve.