

# *Dukes Home Inspections*

## Property Inspection Report



70 Warbonnet Dr, Conroe, TX 77304  
Inspection prepared for: Angela Leims  
Real Estate Agent: Sherry Fulton - Coldwell Banker United, Willis

Date of Inspection: 3/22/2022 Time: 2:00 PM Size: 1863  
Weather: Clear and 66 degrees  
Home faces south  
Home occupied  
Owner & agent Sherry Fulton present.

Inspector: Randall Heath Wilson  
TREC #25217  
Phone: 832-458-9377  
Email: randallhwilson@outlook.com



## PROPERTY INSPECTION REPORT FORM

<u>Angela Leims</u>	<u>3/22/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>70 Warbonnet Dr, Conroe, TX 77304</u>	
<i>Address of Inspected Property</i>	
<u>Randall Heath Wilson</u>	<u>TREC #25217</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

### RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

### RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

### REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

## TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

**A. Foundations**

- Slab foundation

Comments:

- Unable to see all of the slab due to high soil, decks, porches etc. There should be 4 inches of clearance for brick and stone. 6 inches for wood and 8 inches for stucco.

**B. Grading and Drainage**

Comments:

- Satisfactory at time of inspection.



*Drains noted.*



*Drains noted.*

**C. Roof Covering Materials**

- Asphalt composition shingles noted.

- Walked on the roof.

Comments:

- Recommend all nails, penetrations, flashing be painted and caulked every three to four years. Asphalt or composition shingles have a service life from {15-30} years depending upon the shingle quality, installation and maintenance. Metal roofs tend to have {25-35} year life.
- Repairs noted.
- Nails exposed and Should be caulked. This is common maintenance.
- Debris should be removed from the roof covering and/or gutter system.
- Nails missing from flashing.
- Cricket flashing needed.

I=Inspected

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I	NI	NP	D
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*Nails missing from flashing.*



*West side.*



*South side.*



*East side.*

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I	NI	NP	D
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*North side.*



*Cricket flashing needed.*



*Nails exposed and Should be caulked. This is common maintenance.*



*Debris should be removed from the roof covering and/or gutter system.*



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I	NI	NP	D
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Repairs noted.



Nails exposed and Should be caulked. This is common maintenance.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### D. Roof Structure and Attics

• Viewed from: Interior of the attic.

- Blown-in insulation was noted.
- Fiberglass batt. insulation was noted.

Comments:

- **Insulation is low in one or more spots. Should be replaced.**
- Attic ladder is not insulated or weather stripped at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door after taking ownership of the property.
- **One or more of the attic ladder components were observed to be damaged and should be corrected for safety reasons.**

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*Attic ladder is not insulated or weather stripped at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door after taking ownership of the property.*



*One or more of the attic ladder components were observed to be damaged and should be corrected for safety reasons.*



*Roof structure.*



*Roof structure.*

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*Insulation is low in one or more spots. Should be replaced.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**E. Walls (Interior and Exterior)**

- Exterior brick veneer and/or structural walls noted.
- Exterior wood or wood like lap siding noted.

Comments:

- The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, window frames etc with an exterior grade elastomeric sealant. This is regular maintenance.
- The foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {12"}. The plant material may limit the Inspectors visual observation of the existing surfaces.(Regular home Maintenance ).
- Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes.
- Caulking needed at one or more places around the home/building. This is common maintenance.
- There were no weepholes observed in the lower course of the masonry veneer in one or more areas of the structure. Under current building standards; there should be open weepholes not less than {3/16"} in diameter on the lower course of the masonry wall and spaced no more than {33"} apart to drain excess water from the interior of the wall voids.
- Irregular workmanship.
- Mortar thin in multiple areas around home.

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I	NI	NP	D
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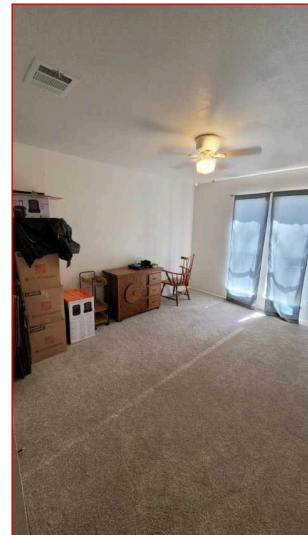
*Bedroom.*



*Closet.*



*Hall closet.*



*Bedroom.*

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*Closet.*



*Primary bedroom.*



*Primary closet.*



*Irregular workmanship.*

I=Inspected

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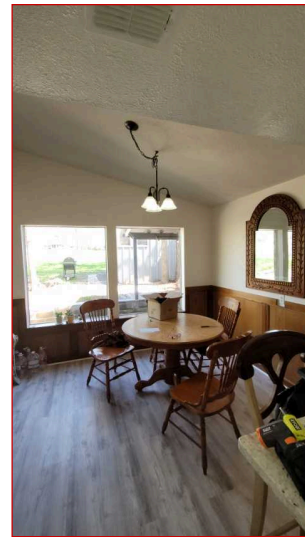
NP=Not Present

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*Living room.*



*Dinning room.*



*Sunroom.*



*Garage.*

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*West side.*



*South side.*



*East side.*



*North side.*

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*Caulking needed at one or more places around the home/building. This is common maintenance.*



*Mortar thin in multiple areas around home.*



*Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes.*



*There were no weepholes observed in the lower course of the masonry veneer in one or more areas of the structure. Under current building standards; there should be open weepholes not less than {3/16"} in diameter on the lower course of the masonry wall and spaced no more than {33"} apart to drain excess water from the interior of the wall voids.*

**F. Ceilings and Floors**

- Ceiling is made of drywall with popcorn and/or texture finish.
- Floors had carpet covering in various locations.
- Floor cover is tiled in areas.
- Floor cover is vinyl in areas.

Comments:

- Satisfactory at time of inspection.
- Floors were found to be in good shape at time of inspection.



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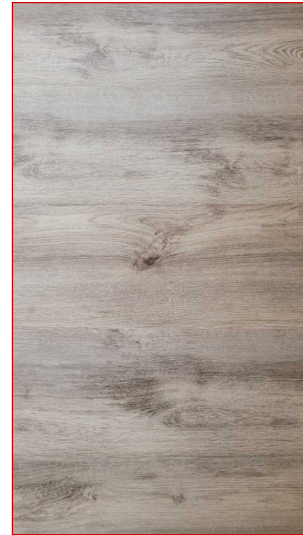
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I	NI	NP	D
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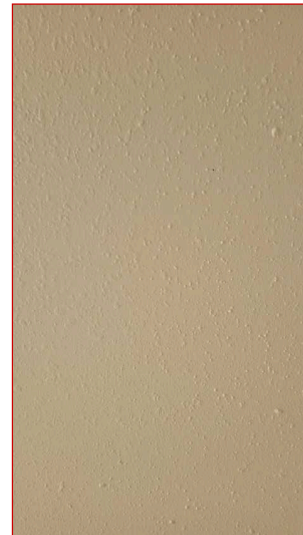
*Tile flooring.*



*Vinyl flooring.*



*Carpet.*



*Ceiling.*

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

Comments:

- Doors between the garage and the residence should be equipped with a solid wood door not less than {1 3/8"} in thickness, solid or honeycomb core steel door not less than {1 3/8"} thick or {20} minute fire rated doors equipped with a self closing device.
- Garage walk door should be self closing.
- Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes.
- One or more doors were closing on there on. May need adjusting. Common in older homes.

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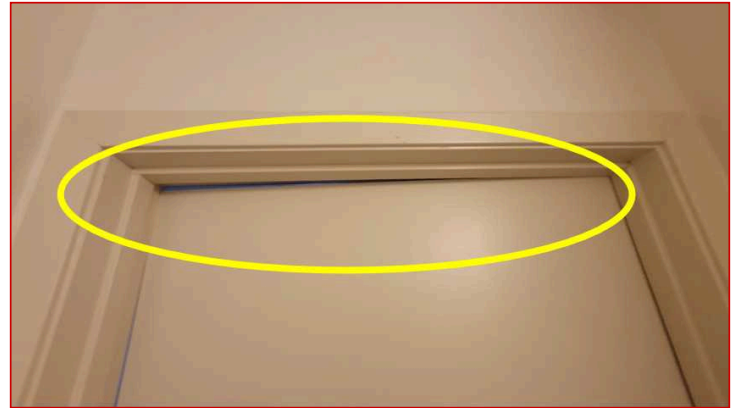
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I	NI	NP	D
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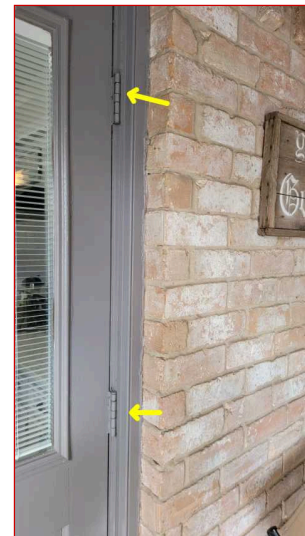
One or more doors were closing on there on. May need adjusting. Common in older homes.



Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes.



Doors between the garage and the residence should be equipped with a solid wood door not less than {1 3/8"} in thickness, solid or honeycomb core steel door not less than {1 3/8"} thick or {20} minute fire rated doors equipped with a self closing device.



Garage walk door should be self closing.

**H. Windows**

• Windows are made of aluminum.

Comments:

- Window screens were observed to be damaged or missing in one or more locations.
- Window(s) would not open in one or more locations.
- One or more of the bedroom windows are inoperable. At least one window in each bedroom should fully open with free access to the outside for safety concerns.

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I	NI	NP	D
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Window(s) would not open in one or more locations.



Window screens were observed to be damaged or missing in one or more locations.

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

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**J. Fireplaces and Chimneys**

• Location: Living room.

• Wood burning and or gas.

Comments:

- Chimney cap and or rain cap is rusty.
- Mortar cracked.
- Creosote build up. Creosote build up can cause chimmney fires. Recommend a professional chimney sweep.

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Fireplace.



Damper.



Chimney cap and or rain cap is rusty.



Mortar cracked.





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

Comments:





**L. Fencing**

- {8'} wood stockade fence noted.

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II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

- Panel is located on the exterior wall.

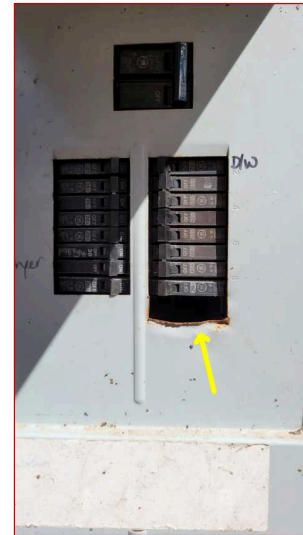
- 100 amp service.

Comments:

- Panel should be labeled.
- **Double tap** on breaker(S) were observed in the service panel. One wire under each screw is recommended.
- Blanks are missing on dead front cover and should be replaced so no sharp objects or insects can enter the breaker area.
- Missing screw to secure dead front cover.



*Panel should be labeled.*



*Blanks are missing on dead front cover and should be replaced so no sharp objects or insects can enter the breaker area.*

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*Double tap on breaker(S) were observed in the service panel. One wire under each screw is recommended.*



*Dead front cover off.*



*Missing screw to secure dead front cover.*

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

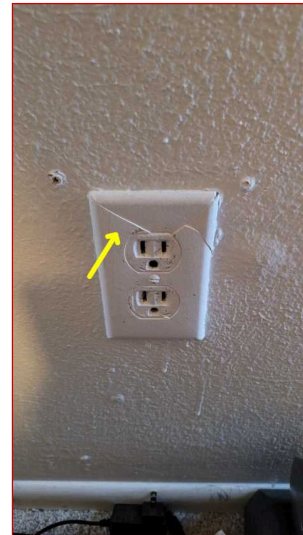
- Copper wiring.

Comments:

- Recommend **GFCI** protection (If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors.
- Damaged and/or missing outlet and/or switch covers were observed. This situation creates a Safety Hazard and should be corrected
- Outlet(s) cover missing or damaged.
- Open ground(s) noticed at one or more locations around the home.
- Spliced and taped wires were observed and should be installed with a covered junction box with approved connectors and is considered a Safety Hazard.
- Light cover(s) missing in one or more locations.
- Electrical wire not properly secure in one or more locations.



*Light cover(s) missing in one or more locations.*



*Outlet(s) cover missing or damaged.*

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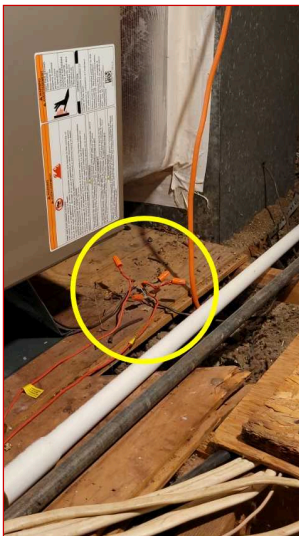
I	NI	NP	D
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*Open ground(s) noticed at one or more locations around the home.*



*Damaged and/or missing outlet and/or switch covers were observed. This situation creates a Safety Hazard and should be corrected*



*Spliced and taped wires were observed and should be installed with a covered junction box with approved connectors and is considered a Safety Hazard.*



*Electrical wire not properly secure in one or more locations.*



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*Damaged and/or missing outlet and/or switch covers were observed. This situation creates a Safety Hazard and should be corrected*

**C. Other**

Comments:

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

**A. Heating Equipment**

- Central forced air furnace.
  - The furnace is gas powered.
- Comments:
- The unit appeared to be functioning as intended at the time of the inspection.
  - Heater supply temp 103.3 degrees.

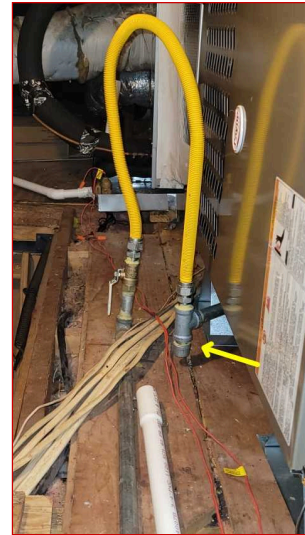
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I	NI	NP	D
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*Sediment trap.*



*Heater supply temp 103.3 degrees.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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### **B. Cooling Equipment**

- Central forced air.
- Comments:
- Supply temp 58.6 degrees.
  - Return temp 71.6 degrees.

I=Inspected

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NP=Not Present

D=Deficient

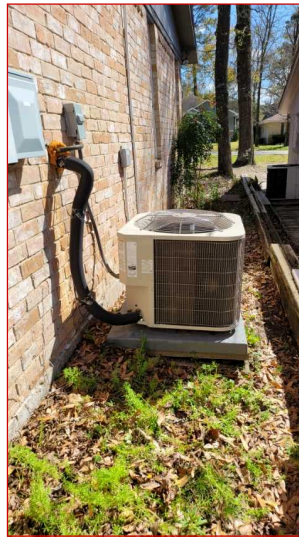
I	NI	NP	D
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Return temp 71.6 degrees.



Supply temp 58.6 degrees.



Outside unit.





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

Comments:

- Ductwork should not be touching.
- Ductwork is leaking at connections.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Ductwork should not be touching.*



*Ductwork is leaking at connections.*



*Ductwork.*



*Range vent.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**D. Other**

Comments:

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I	NI	NP	D
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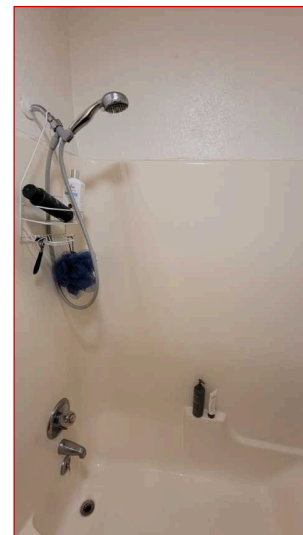
IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution System and Fixtures**

- Location of water meter: Rear of structure.
  - Location of main water supply valve: North side.
- Comments:
- Type of Supply Piping Material: PEX & Galvanized pipe.
  - Water ran for several minutes at each fixture. We do not preform water leak tests on drain lines. We simply look for active leaks, which is quite limited by our short time at the property.
  - The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns.
  - Water pressure was 58 psi.
  - Shower or tub area needs caulking.



Guest bathroom.



Guest shower.

I=Inspected

NI=Not Inspected

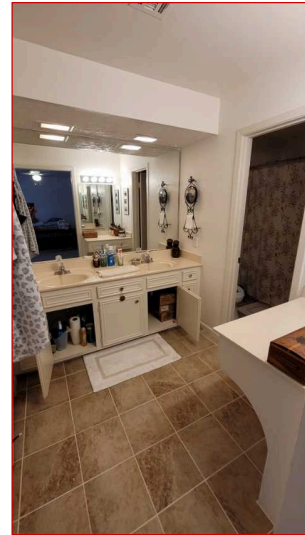
NP=Not Present

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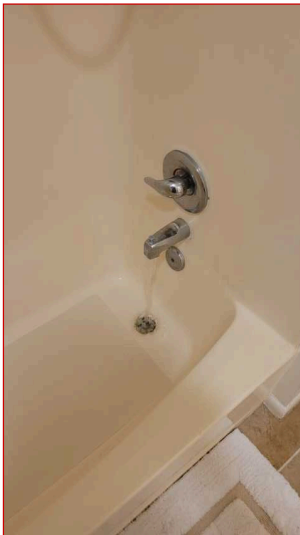
I	NI	NP	D
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*Guest bath tub.*



*Primary bathroom.*



*Primary bath tub.*



*Primary shower.*

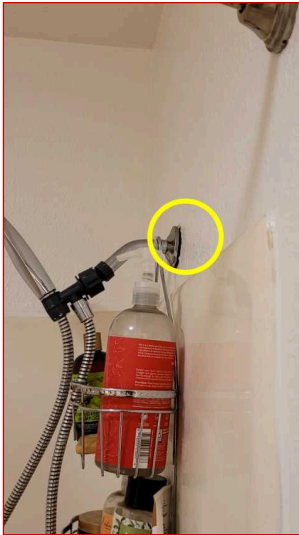
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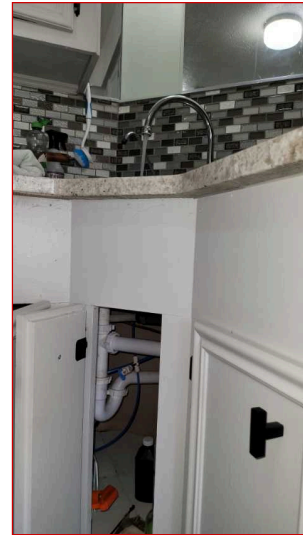
NP=Not Present

D=Deficient

I	NI	NP	D
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*Tub and or shower area needs caulking.*



*Kitchen sink.*



*Water cut off on the north side of home.*



*Water meter.*

**B. Drains, Wastes, and Vents**

Comments:

- Type of Drain Piping Material: .
- **Drain pipes should be painted. They are not UV resistant.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



*Drain pipes should be painted. They are not UV resistant.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### C. Water Heating Equipment

- Water heater is gas fired.
- Located in the garage closet.

• 50 gallons.

Comments:

- The typical life expectancy and/or operational life of a water heater is approximately {10} years depending on usage and maintenance.
- Water heater was not equipped with a corrosion resistant drain pan .
- No sediment trap on gas line.



*No sediment trap on gas line.*



*Water heater was not equipped with a corrosion resistant drain pan .*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Water heater.

**D. Hydro-Massage Therapy Equipment**

Comments:

**E. Gas Distribution and Gas Appliances**

- Galvanized & black pipe.
- Meter at the north side of home.

Comments:

- Furnace.
- Water heater.
- Range.
- Clothes dyer.

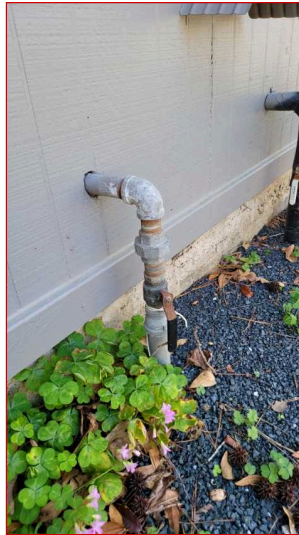
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Gas shut off valve on the north side of home.*

**F. Other**

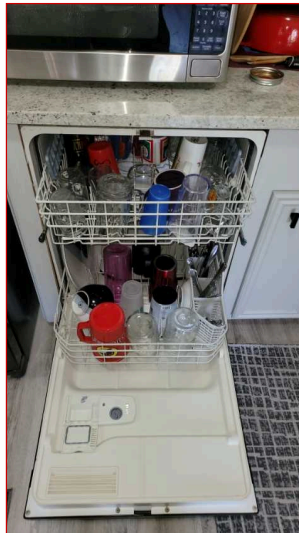
Comments:

### V. APPLIANCES

**A. Dishwashers**

Comments:

- Dishwasher was operational at the time of inspection.



*Dishwasher.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection.



*Disposal.*





### C. Range Hood and Exhaust Systems

Comments:

- The range venting system was functional at the time of the inspection.



*Vent hood.*





### D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric.
- Gas fired.
- Oven(s) was functional at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Cooktop.*



*Top oven.*



*Bottom oven.*

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

Comments:

- Counter top type and was not tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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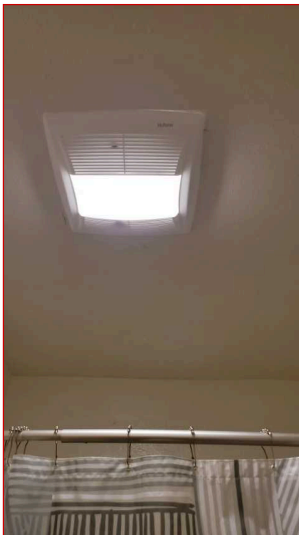


<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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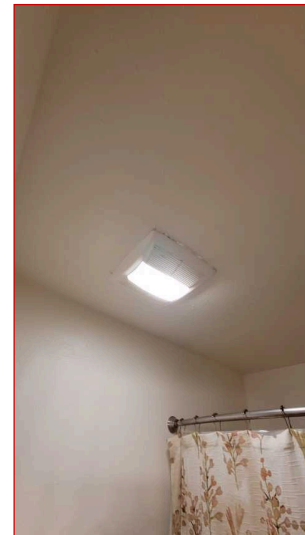
### F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection.



Guest bathroom fan.



Primary bathroom fan.

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

- One door noted.
- Steel door(s).

Comments:

- NOTE: The typical lifespan of a standard garage door opener is normally about {12} years.
- The garage door sensors should be installed within {6"} of the finished floor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The garage door sensors should be installed within {6"} of the finished floor.



Garage door opener.





### H. Dryer Exhaust Systems

Comments:

- Recommend dryer duct to be cleaned periodically to keep it clear of lint.



Dryer vent.





### I. Other

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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

Comments:

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

Comments:

**C. Outbuildings**

• Tool Shed noted.

Comments:



*Outbuilding noted.*

**D. Private Water Wells (A coliform analysis is recommended)**

Comments:

**E. Private Sewage Disposal Systems**

Comments:

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"/>
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**F. Outdoor kitchens**

Comments:



Report Summary

<b>STRUCTURAL SYSTEMS</b>		
Page 5 Item: A	Foundations	<ul style="list-style-type: none"> <li>• Unable to see all of the slab due to high soil, decks, porches etc. There should be 4 inches of clearance for brick and stone. 6 inches for wood and 8 inches for stucco.</li> </ul>
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Nails exposed and Should be caulked. This is common maintenance.</li> <li>• Debris should be removed from the roof covering and/or gutter system.</li> <li>• Nails missing from flashing.</li> <li>• Cricket flashing needed.</li> </ul>
Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• Insulation is low in one or more spots. Should be replaced.</li> <li>• Attic ladder is not insulated or weather stripped at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door after taking ownership of the property.</li> <li>• One or more of the attic ladder components were observed to be damaged and should be corrected for safety reasons.</li> </ul>
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes.</li> <li>• Caulking needed at one or more places around the home/building. This is common maintenance.</li> <li>• There were no weepholes observed in the lower course of the masonry veneer in one or more areas of the structure. Under current building standards; there should be open weepholes not less than {3/16"} in diameter on the lower course of the masonry wall and spaced no more than {33"} apart to drain excess water from the interior of the wall voids.</li> <li>• Irregular workmanship.</li> <li>• Mortar thin in multiple areas around home.</li> </ul>
Page 16 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Doors between the garage and the residence should be equipped with a solid wood door not less than {1 3/8"} in thickness, solid or honeycomb core steel door not less than {1 3/8"} thick or {20} minute fire rated doors equipped with a self closing device.</li> <li>• Garage walk door should be self closing.</li> <li>• Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes.</li> <li>• One or more doors were closing on there on. May need adjusting. Common in older homes.</li> </ul>
Page 17 Item: H	Windows	<ul style="list-style-type: none"> <li>• Window screens were observed to be damaged or missing in one or more locations.</li> <li>• Window(s) would not open in one or more locations.</li> <li>• One or more of the bedroom windows are inoperable. At least one window in each bedroom should fully open with free access to the outside for safety concerns.</li> </ul>

Page 18 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>• Chimney cap and or rain cap is rusty.</li> <li>• Mortar cracked.</li> <li>• Creosote build up. Creosote build up can cause chimney fires. Recommend a professional chimney sweep.</li> </ul>
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**ELECTRICAL SYSTEMS**

Page 20 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• Panel should be labeled.</li> <li>• <b>Double tap</b> on breaker(S) were observed in the service panel. One wire under each screw is recommended.</li> <li>• Blanks are missing on dead front cover and should be replaced so no sharp objects or insects can enter the breaker area.</li> <li>• Missing screw to secure dead front cover.</li> </ul>
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Page 22 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Recommend <b>GFCI</b> protection (If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors.</li> <li>• Damaged and/or missing outlet and/or switch covers were observed. This situation creates a Safety Hazard and should be corrected</li> <li>• Outlet(s) cover missing or damaged.</li> <li>• Open ground(s) noticed at one or more locations around the home.</li> <li>• Spliced and taped wires were observed and should be installed with a covered junction box with approved connectors and is considered a Safety Hazard.</li> <li>• Light cover(s) missing in one or more locations.</li> <li>• Electrical wire not properly secure in one or more locations.</li> </ul>
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**HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Page 26 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> <li>• Ductwork should not be touching.</li> <li>• Ductwork is leaking at connections.</li> </ul>
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**PLUMBING SYSTEMS**

Page 28 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Shower or tub area needs caulking.</li> </ul>
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Page 30 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• Drain pipes should be painted. They are not UV resistant.</li> </ul>
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Page 31 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• Water heater was not equipped with a corrosion resistant drain pan .</li> <li>• No sediment trap on gas line.</li> </ul>
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**APPLIANCES**

Page 36 Item: G	Garage Door Operators	<ul style="list-style-type: none"> <li>• The garage door sensors should be installed within {6"} of the finished floor.</li> </ul>
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