



# *Accurate Inspect*

*A Division of Double LF, Inc.*

**PO Box 14423**  
**Humble, Texas 77347**  
**Office: 281-745-0234**  
**Fax: 281-301-7746**

## **Property Inspection Report**



3010 Heather Lake Ct.  
Kingwood, TX 77345

## PROPERTY INSPECTION REPORT

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**Prepared For:** Brad Price  
(Name of Client)

**Concerning:** 3010 Heather Lake Ct., Kingwood, TX 77345  
(Address or Other Identification of Inspected Property)

**By:** Larry Fleming, Lic #4860 06/17/2019  
(Name and License Number of Inspector) (Date)

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

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

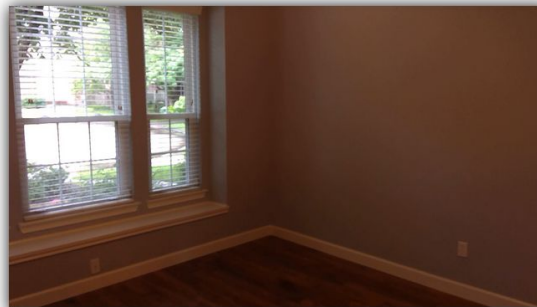
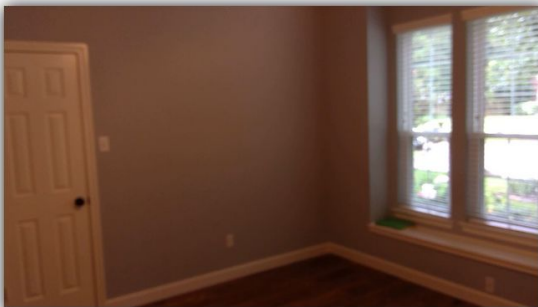
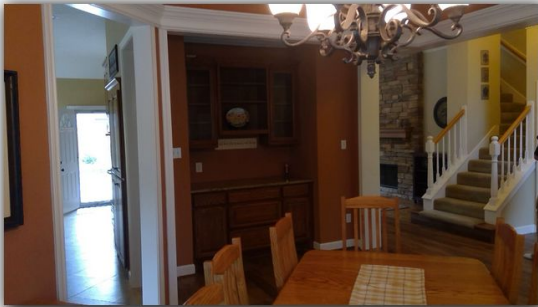
Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires 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.

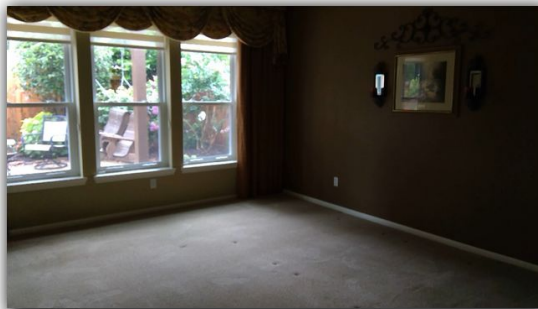
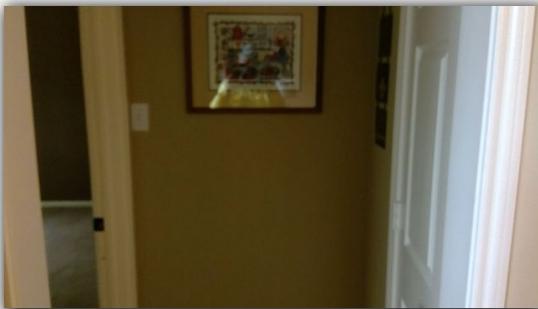
**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN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

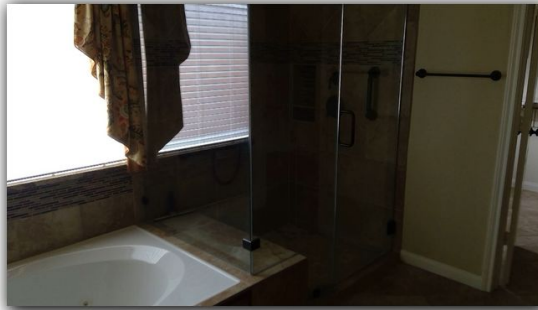
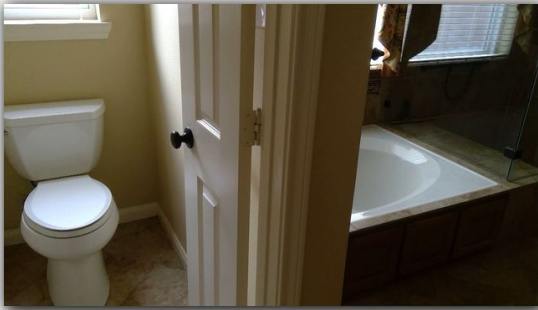
**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

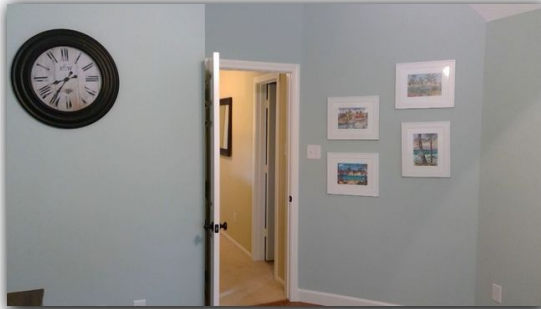
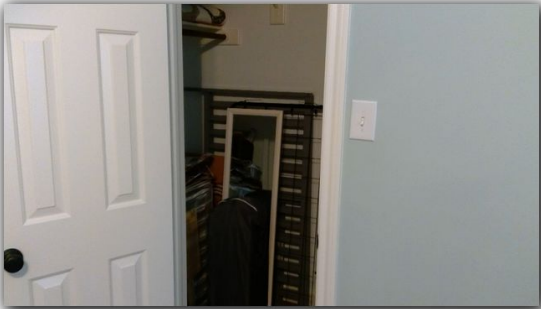
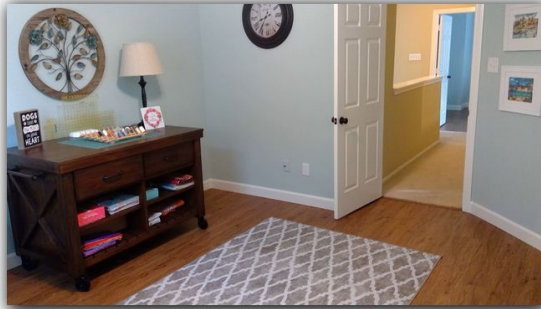
- Present at Inspection:  Buyer  Selling Agent  Buyer's Agent  Occupant  No one  
Building Status:  Vacant  Owner Occupied  Tenant Occupied  Other  
Weather Conditions:  Fair  Cloudy  Rain Temp: 85  
Utilities On:  Yes  No Water  No Electricity  No Gas  
 One Story  
 Two Story  
 Three Story  
 Townhouse

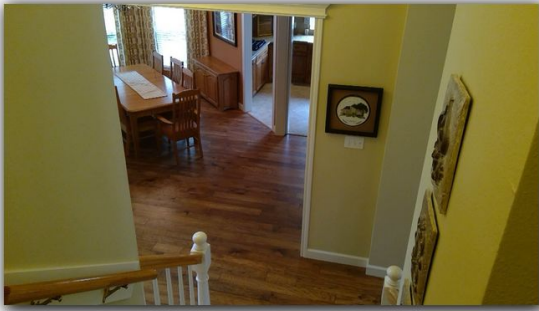
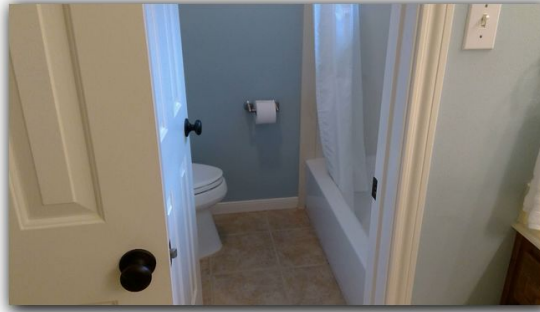
Special Notes: It appears that the utility room has been relocated to the master bedroom closet from its original location. Inspector did not have access to the plans used and does not know the scope of work performed. Would recommend that the buyer obtain all documents associated with any additions / alterations to the original floor plans.



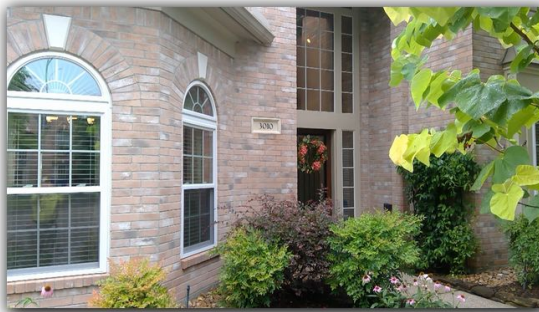
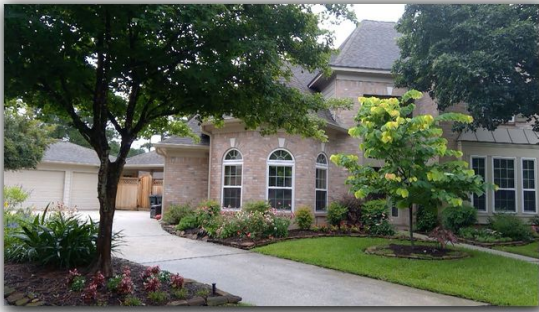




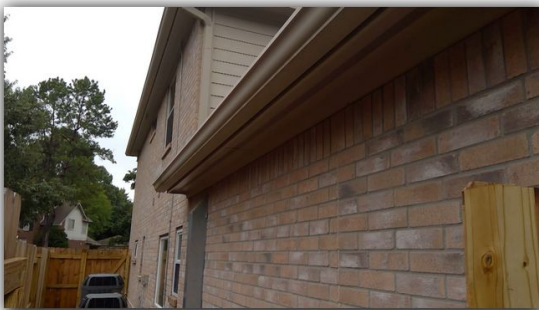


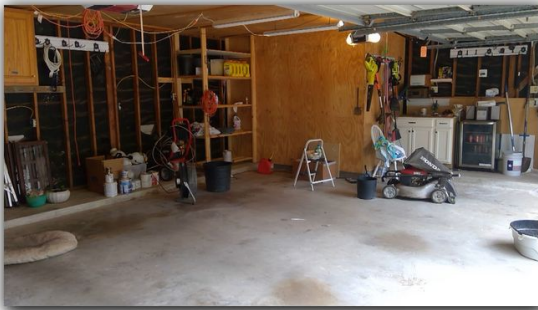












**INACCESSIBLE OR OBSTRUCTED AREAS**

- Sub Flooring
  - Floors Covered
  - Walls/Ceilings Covered or Freshly Painted
  - Behind/Under Furniture and/or Stored Items
  - Heavy vegetation limiting access to exterior walls in some areas
  - Inspector was informed that the house had experienced previous "flooding".
  - House pre-dates 1978 / Lead inspection is recommended
  - Age of house unknown
  - House constructed circa 1995
  - Attic Space is Limited - Viewed from Accessible Areas
  - Plumbing Areas - Only Visible Plumbing Inspected
  - Siding Over Older Existing Siding
  - Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

Standard TREC Inspection performed in accordance with the Standards of Practice of the Texas Real Estate Commission. No other buildings or systems were a part of this inspection unless specifically noted on the report as being a part of the inspection. If there was no WDI (wood destroying insect) inspection and provided on this property it is generally recommended that an inspection for wood destroying insects be performed. If a WDI was performed, the inspection report for the wood destroying insects is a separate and independent report performed by an independent pest control company licensed by a different licensing agency to perform wood destroying insect inspection. Temperature and weather conditions can affect the operability of certain systems and can affect the results in the inspection. When inspecting new construction, the IRC (International Residential Code) 2015 and the NEC

(National Electric Code) 2017 are used and referenced. It is possible that an earlier edition is adopted in some areas. Consult the Building Official to determine the appropriate building standard or any final determinations regarding interpretation of any code related item. This inspection is not intended to be an inspection for code compliance, insurability or any other purpose not specifically stated in the Standards of Practice of the Texas Real Estate Commission governing TREC inspections. In the event that the IRC does not apply, Usual and Customary Building Practices, and Manufacturer's specifications are used to determine the adequacy of the design or materials.

**Illegal additions:** Inspector recommends that the potential buyer do "due diligence" when notified of a potential addition to the structure. Inspector does not, as a part of this inspection, research to determine if the work previously performed on the structure was properly permitted and performed in accordance with local municipalities or appropriate regulatory agencies.

This is not an engineering report and this inspector does not represent him/ herself as an engineer. This inspection is a general inspection of accessible and visible components checked for function and is not intended to be a specialized inspection. If more information is needed about any items covered in this report, it is recommended that the potential buyer or seller contact and consult with an appropriate specialist for further recommendations and / or repairs.

If the house was constructed prior to 1978, a lead inspection is recommended. A lead inspection is not a part of this inspection.

On older houses, the phrase may be used in the report..."does not conform to current code". It is not implied in this inspection that older houses have to meet current code. The inspector is not the Building Official on this house and only notes code requirements for informational and TREC mandated purposes only.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Foundation Types

- Slab on grade / conventional steel reinforced  Pier and Beam  
 Block and Beam  Post-Tension Slab on grade  
 Slab on grade

**INSPECTION OF THE CRAWL SPACE** (if applicable) was performed from:

- Crawl space entrance area  Inspector had access to multiple areas of the crawl space  
 Some crawl space / areas inaccessible for inspection

*Comments:* **Performance Opinion:** (An opinion on performance is mandatory)

**Note:** *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

**It is the opinion of this inspector that the foundation appears to be performing the function intended on the day of the inspection with the exception of any observed / noted / checked items below**

- Shovel Cracks observed at slab brick ledge corners at one or more locations



- Post-tension cable ends (foundation reinforcement) exposed / need to be grouted at one or more locations.



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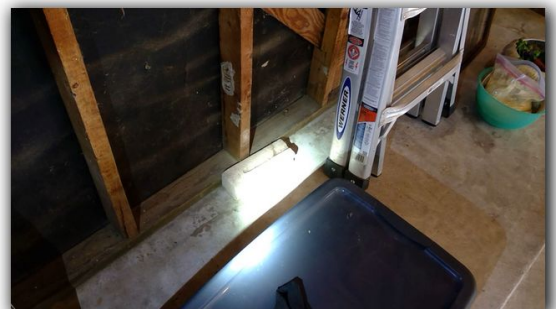
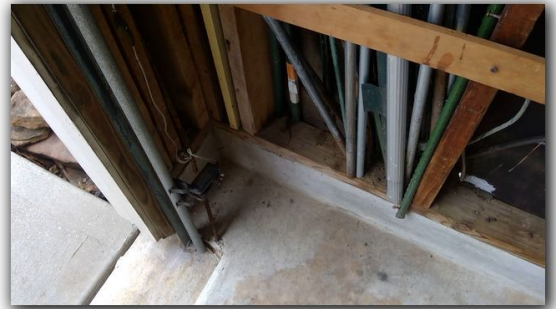
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Dirt missing from under front corner of driveway concrete flatwork. Not related to foundation of structure but noted on report for potential buyer to be fully informed



Nuts and washers need to be installed on j-bolts connecting the sill plate to the concrete foundation (multiple locations). (IRC 2015, R403.1.6)



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

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**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

**B. Grading and Drainage**

Some underground drainage ("French Drains") observed in some areas. Inspector does not inspect for the efficacy of an underground drainage system.



**Comments:** It is the opinion of this inspector that the grading and drainage appear to be appropriate at the time of the inspection with the exceptions of any observed / noted / checked items below

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet is the current code. Slab exposure is also needed around the perimeter of the slab at all points. A minimum of 4" is required between the finished grade and the first course of brick. A minimum of 6" is required between the finished grade and the lowest row of siding per current code.

Soil level too high around the perimeter of the slab: Grade does not conform to current code



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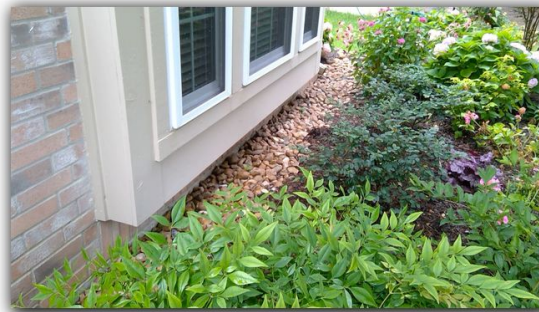
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requiring a 4" slab exposure between the finished grade and exterior brick



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

- ☑ ☐ ☐ ☑

C. Roof Covering Materials

Type(s) of Roof Covering: Roof Covering Materials

- ☑ Dimensional ☐ Tab shingle ☐ Metal

Viewed From: Roof Viewed From Accessible Areas of

- ☐ Roof Level ☑ Eave / perimeter areas
☑ Ground level ☑ Roof level from upstairs windows

Some Areas Of The Roof Covering Were Inaccessible For Inspection ☑ Yes ☐ No

☑ NOTE: Roof Covering Inspection is inspected per TREC standards of Practice only. Roof Covering is not inspected for insurance purposes. Consult insurance company prior to option period ending to verify roof covering insurance coverage requirements for the insurance company. (Insurance companies are often not familiar and do not understand TREC standards of Practice).

Roof Covering:

Comments: It is the opinion of this inspector that the roof covering appeared to be performing its intended function on the day of the inspection with the exception of any

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**observed / noted / checked items below**

- Satellite dish screwed into the roof covering



- Vent roof jacks appear to have been gnawed / damaged



- Flashing is lifting, ill configured, or missing



- Flashing / counterflashing not properly caulked



**Would recommend that a licensed and / or qualified contractor be consulted to make any**

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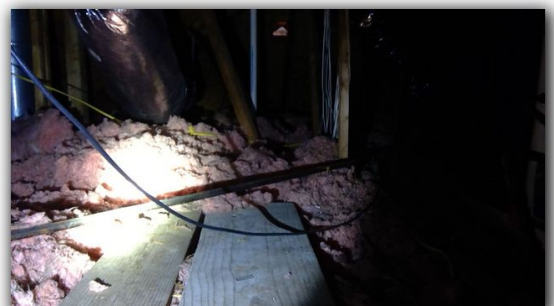
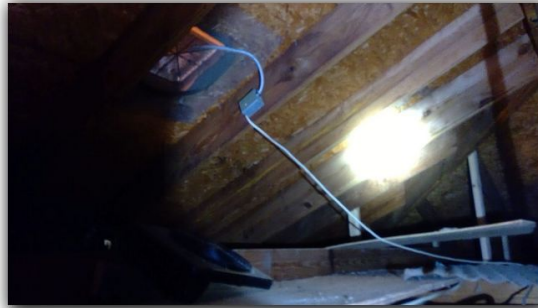
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further recommendations and / or repairs

D. Roof Structures and Attics



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*Viewed From: Roof Structure Viewed From:*  
**Accessible attic spaces and exterior locations**

- Attic access entrance
- Inspector was able to walk on existing catwalk and platforms
- No Access present / Mobile home
- Some attic spaces / areas inaccessible for inspection

- Framed Lumber
- 2 x 4 Truss system
- 2 x 6 Truss system

*Approximate Average Depth of Insulation:*

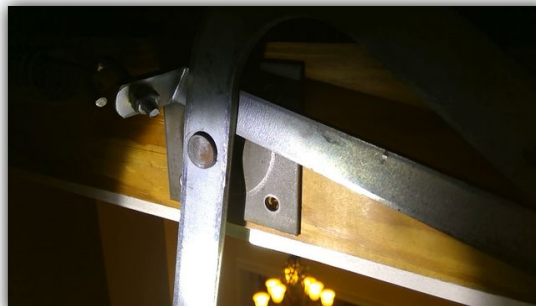
- None
- 1" to 3"
- 4" to 6"
- 7" to 10"
- Over 10"

*Approximate Average Thickness of Vertical Insulation:*

- Not Accessible
- 4" where accessible and visible
- 6" where accessible and visible

**Comments: It is the opinion of this inspector that the roof structures and attics appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / reported checked items below**

- Attic access fold down ladder not installed per manufacturer's specifications / proper fasteners



- Proper fire separation needed between garage and attic space. Wood present in the ceiling of the garage is not appropriately fire rated.

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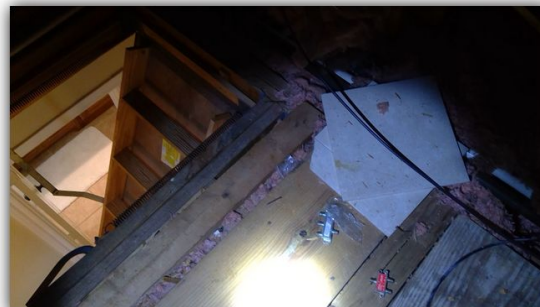
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Proper 30" working clearance and level platforms needed in front of equipment located in attic space at one or more locations.



Attic does not conform to current code requiring a continuous / solid and unobstructed 24" wide catwalk



Voids observed in insulation in attic space at one or more locations.

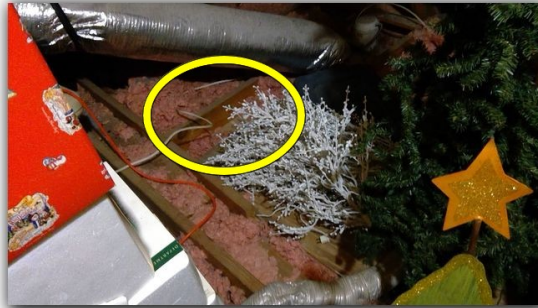
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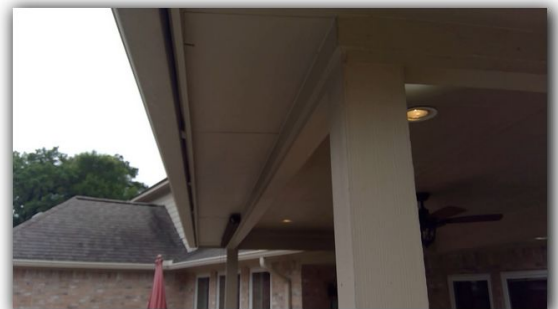
Voids observed in insulation at knee walls in attic space at one or more locations.



Both air haucs and ridge venting is being used at the same time to ventilate the attic space in some locations. No soffit ventilation is present at the garage and breezeway areas. The use of air haucs and ridge venting at the same time is not an effective ventilation system as air can be drawn from the air haucs into the ridge vents without proper cross ventilation in the attic spaces.



Ridge venting present at the patio (breezeway) without soffit venting to draw from. A minimum of 1 square ft. of ventilation needed per 150 sf of attic space.



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Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

E. Walls (Interior and Exterior)

*Comments:* It is the opinion of this inspector that the interior and exterior walls appeared to be performing their intended function on the day of the inspection with the exception of any observed / noted / checked items below.

**Interior Walls:**

Evidence of previous termite damage / trails observed in wall behind the refrigerator area. Consult pest control professional and independent WDI report for further recommendations.



**Exterior Walls:**

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
(independent stucco inspection recommended)  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

Mortar is separated, cracked or missing in some areas. See left front corner of house.



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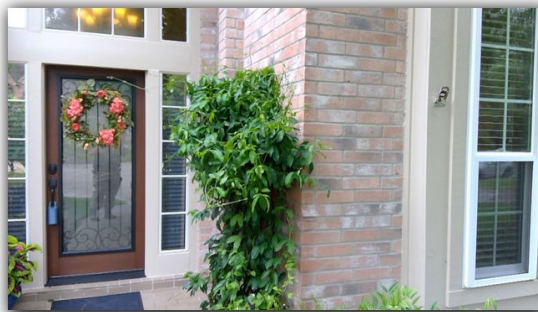
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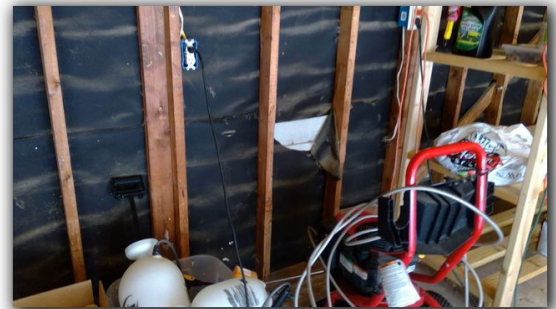
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Heavy vegetation needs to be trimmed from touching exterior walls



Moisture barrier damage observed behind the exterior siding of the garage. Observable from the garage space.



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs.**



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**F. Ceilings and Floors**

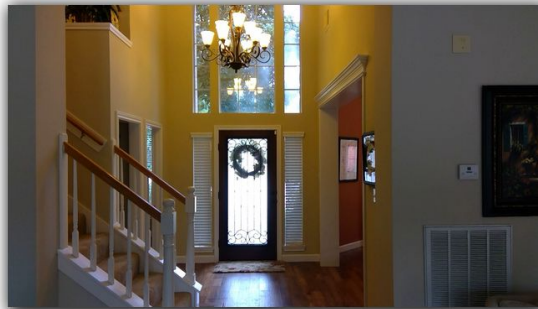
*Comments:* It is the opinion of this inspector that the ceilings and floors appear to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked items below

Water stains on ceiling in one or more locations. See garage ceiling.



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs**

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



Not all doors were accessible due to furnishings or storage items. / Only accessible doors were inspected.

*Comments:* It is the opinion of this inspector that the doors appeared to be performing their intended function on the day of the inspection with the exception of any observed / noted / checked items listed below.

**Interior Doors**

Interior doors do not latch properly at one or more locations. See upstairs gameroom closet door.

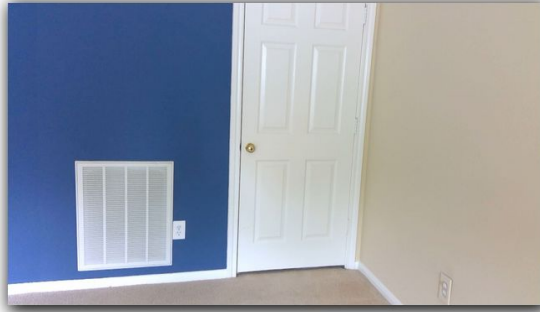
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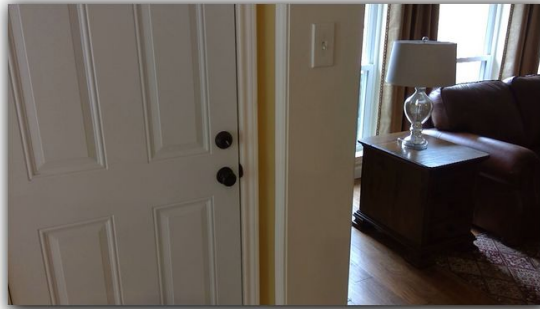
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### Exterior Doors

Double cylinder locks requiring the use of a key to open pose safety consideration. See rear exit door.



Doors rub, stick or hit frames: See pool double door unit.



### Garage Doors

Type:  Metal  Wood  Fiberglass  Doors / panels are damaged  Not Present

Weatherstripping at the bottom of the garage door is torn / damaged / missing.

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D=Deficient

I NI NP D



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs**

**H. Windows**

Single pane (original window above front door)  Double Pane (replacement windows)  Storm Windows present

Aluminum (Original window above front door)  Vinyl (replacement windows)  Tilt-out

Not all windows were accessible due to window coverings, furnishings or storage items. / Only accessible windows were inspected.



**Comments: It is the opinion of this inspector that the windows appeared to be performing their intended function on the day of the inspection with the exception of the observed / noted / checked items below**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- I. Stairways (Interior and Exterior)



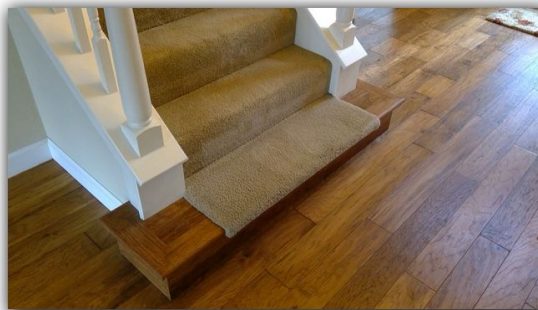
*Comments:* It is the opinion of this inspector that the stairways appear to be performing their intended function on the day of the inspection with the exception of any observed / noted / checked items below.

**INTERIOR**

- Improper dimensions of stair risers: maximum riser height is 7 3/4" per current code. (See IRC 2015, R311.7.5.1)



- Improper dimensions of stair risers: riser height cannot vary more than 3/8" from the lowest riser to the top riser per current code. (See IRC 2015, R311.7.5.2)



- Hand railing is not continuous. Current code states that the handrail can only be interrupted by a newell post at a turn. (See IRC 2015, R311.7.8.2, Exception 1.)

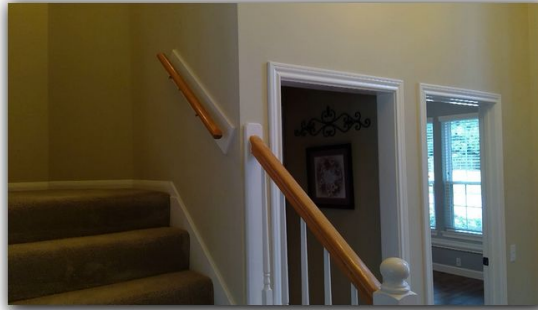
I=Inspected

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I	NI	NP	D
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Hand railing does not properly terminate by turning into the wall at handrail ends per current code. (See IRC 2015, R311.7.8.2)



Hand railing not at proper height: Current code requires handrail to be installed 34" to 38" measured vertically from the bullnose of the stairs. (See IRC 2015, R311.7.8.1)



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**

**EXTERIOR**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**J. Fireplaces and Chimneys**



**Type of Fireplace:**  Factory  Masonry  Free Standing

**Comments:** It is the opinion of this inspector that the fireplace and chimney appeared to be performing their intended function on the day of the inspection with the exception of any observed / noted / checked items below.

Hearth extension not present at the fireplace. Consult fireplace manufacturer specifications for hearth extension requirements. Wood flooring below fireplace appears to be combustible.



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**

I=Inspected

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D=Deficient

I NI NP D

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



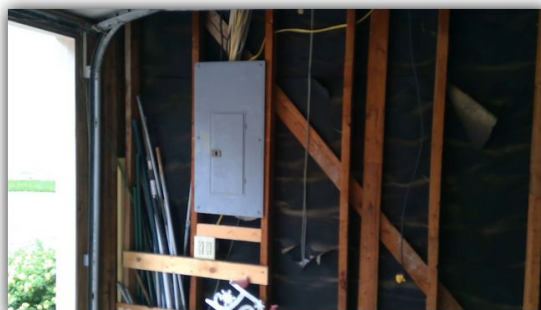
*Comments:* It is the opinion of this inspector that the porches (attached), balconies, decks (attached), and Carports (attached) appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked items below.

**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**



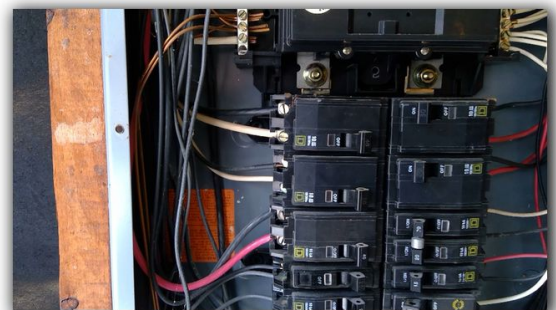
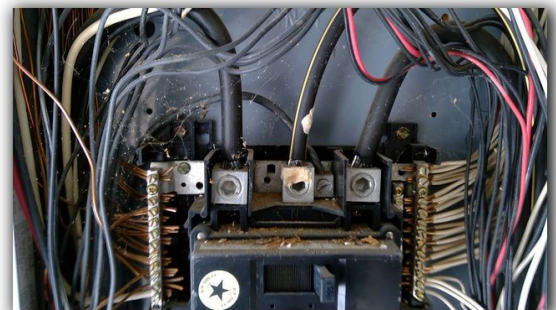
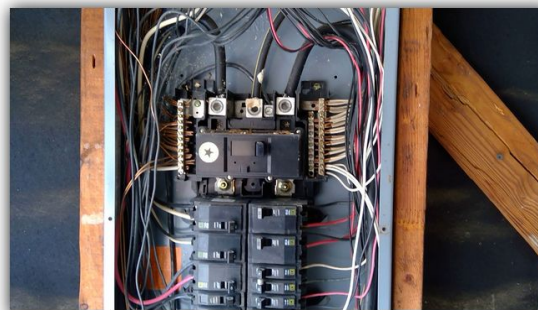
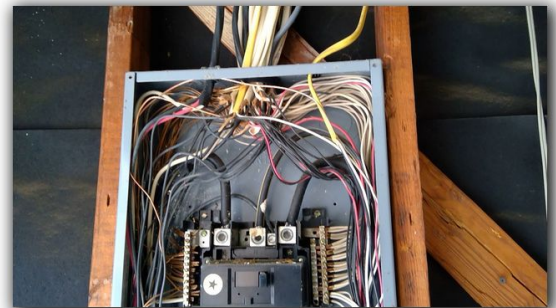
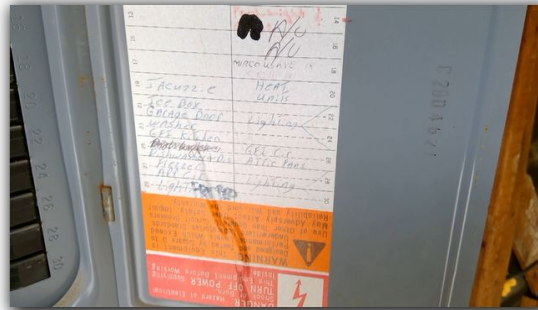
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Comments:** It is the opinion of this inspector that the electrical service and panel appear to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked items below.

Overhead Service     Underground Service     Additional Service Panel At Exterior Pole



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

**Main Disconnect Panel**     None     100 amp  
    100 amp  
    125 amp  150 amp  
    200 amp     > 200 amp  
    Sub-panel box present  
    Unknown (breaker panel box N/A / locked)

**Brand:**  Square D     Cutler Hammer / Eaton     Bryant     General Electric  
 FPE (consult Electrician)     Challenger     Siemens

**A/C condensing unit #1:**

   Specifies max amp breaker of 60 / 60 amp minimum and a 40 amp breaker is in use

**A/C condensing unit #2:**

   Specifies max amp breaker of 25/ 20 amp minimum and a 30 amp breaker is in use

**A/C condensing unit #3**

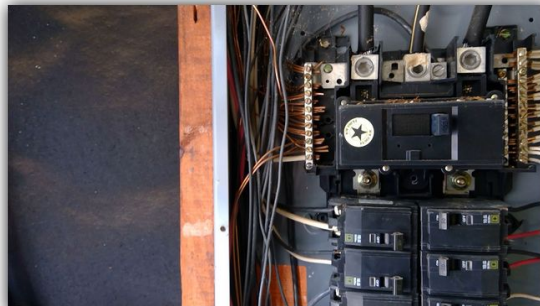
   Specifies max amp breaker of 15/ 12 amp minimum and a 20 amp breaker is in use

**Service Entrance Wiring:**    **Type of Wire:**     Copper     Aluminum

Bonding / grounding / wiring / ground clamp not present at the electrical service entrance panel box per current standards.



Ground and neutral wiring intermingled on the same buss bar in panel box at one or more locations.



White "neutral" type wiring used as "hot" needs to be properly identified as "hot" in panel box at one or more locations. White wiring should be wrapped with black tape or marked with a black (or other appropriate color that is not white, grey or green) marker.

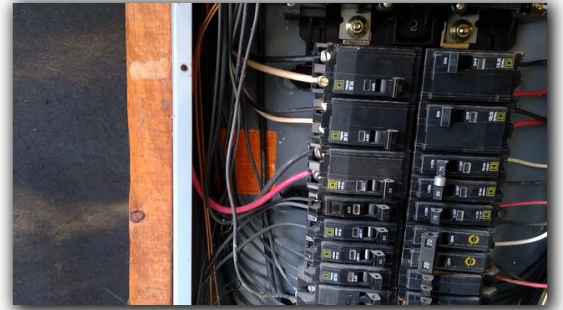
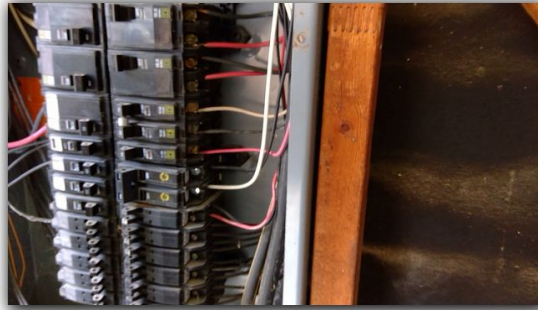
I=Inspected

NI=Not Inspected

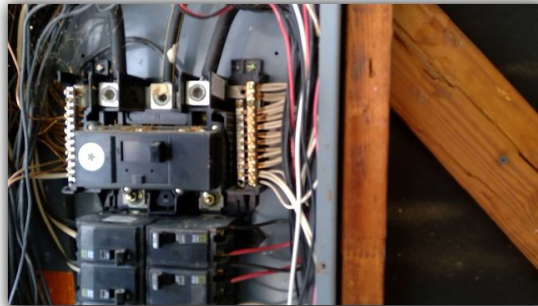
NP=Not Present

D=Deficient

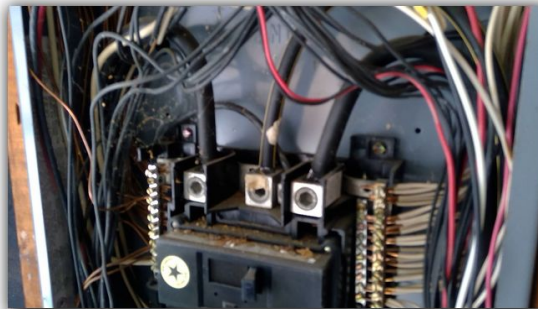
I	NI	NP	D
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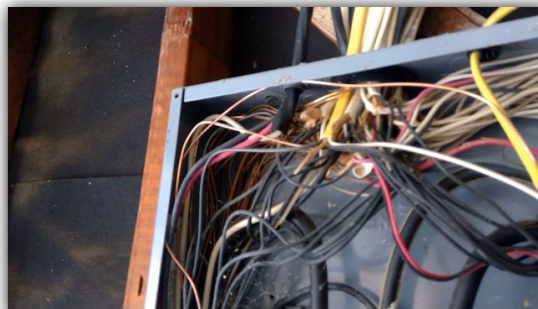
White "neutral" type wiring is required by current code to be individually secured into individual holes in "neutral" buss bar. Double wiring and securing two or more wires to a single set screw is not allowed per current code on the "neutral buss bar."



Lack of anti-oxidants on aluminum conductor terminals in panel box at one or more locations.



Panel covers, knockouts, cable clamps missing/ loose in panel box at one or more locations.



Wiring from the disconnect to the HVAC condensing unit #1 appears to be #10 wiring which is rated for a maximum of 30 amps. Unit max and minimum circuit breaker is 60 amps.

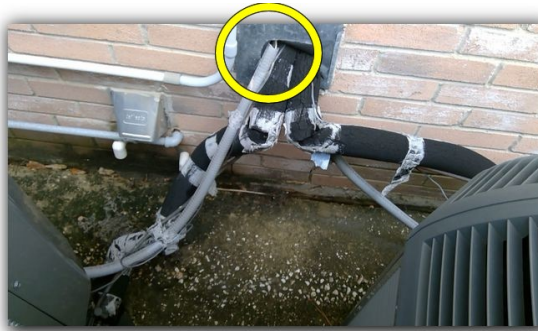
I=Inspected

NI=Not Inspected

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D=Deficient

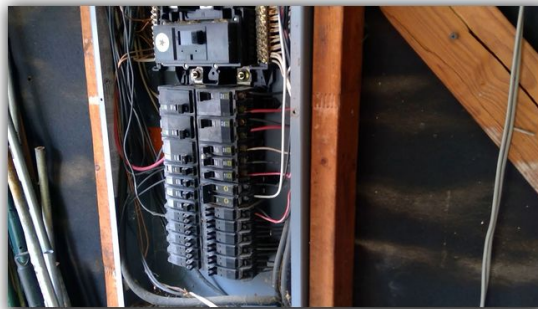
I	NI	NP	D
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Debris present in the bottom of the panel box



Panel box does not conform to current code regarding the proper presence of arc fault protection. Arc fault protection did not enter the NEC code until 2002.



Grounding rod is not flush to grade per current code.



A/C condensing unit #1:  
Specifies max amp breaker of 60 / 60 amp minimum and a 40 amp breaker is in use. Breaker present is too large for the maximum rating listed on the HVAC condensing unit.

I=Inspected

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D=Deficient

I NI NP D

- A/C condensing unit #2:  
Specifies max amp breaker of 25 / 20 amp minimum and a 30 amp breaker is in use. Breaker present is too large for the maximum rating listed on the HVAC condensing unit.

**Would recommend that a licensed and / or qualified contractor (Electrician) be consulted to make any further recommendations and / or repair**

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

Type of Wiring:  Copper  Aluminum (consult electrician)  Conduit

Not all receptacles were accessible due to furnishings or storage items. / Only accessible receptacles inspected.

*Comments:* **It is the opinion of this inspector that the branch circuits, connected devices and fixtures appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked items below**

**Outlet and Switches**

- Exterior receptacles do not conform to current code requiring "bubble" style covers at exterior "wet" locations



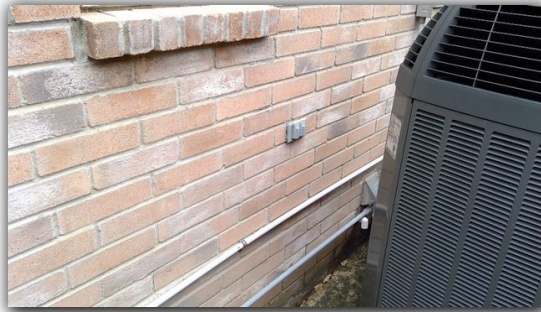
I=Inspected

NI=Not Inspected

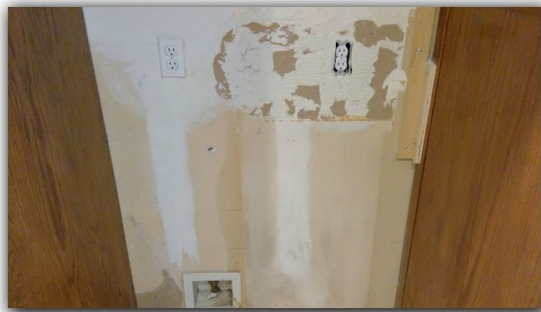
NP=Not Present

D=Deficient

I	NI	NP	D
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Loose, damaged, missing outlets / switches / covers at one or more locations.



Switch(s) could not be determined for proper operation at one or more locations.

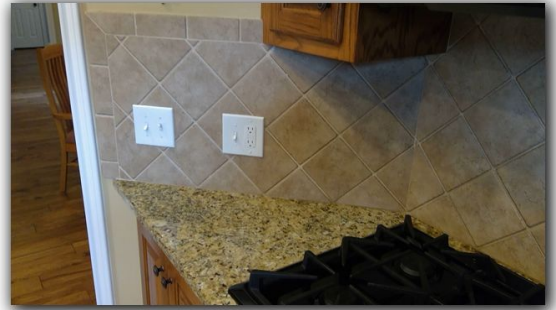
I=Inspected

NI=Not Inspected

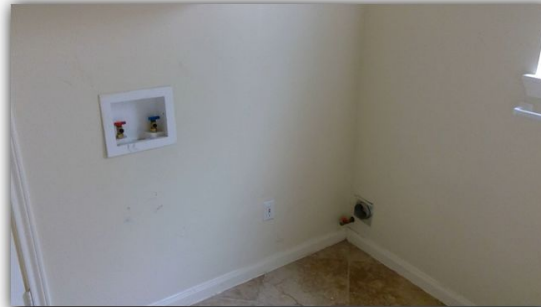
NP=Not Present

D=Deficient

I NI NP D



- It appears that the utility room has been relocated to the master closet area from another location. It does not appear the washing machine area and the dryer area are serviced with an appropriate electrical circuit. It appears that the dryer connections are gas only and that the plug for the master hydro-massage therapy equipment is being used to ignite the dryer. The washing machine appears to be using the same circuit as the hydro-massage therapy equipment also.



- Current code requires a minimum of one receptacle at a kitchen island. No receptacle was observed at the time of the inspection.



I=Inspected

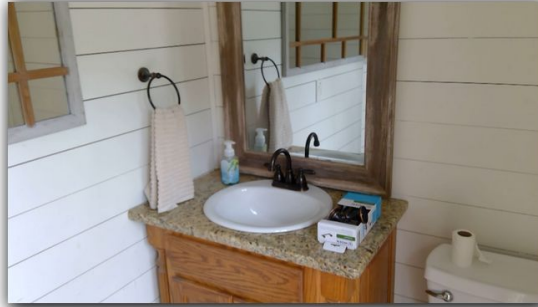
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- House does not conform to current code regarding proper receptacle placement: Receptacles required on wall space 24" or greater per current code.
- House does not conform to current code regarding proper receptacle placement: Receptacles required within 36" of bathroom sink basin.



- House does not conform to current code regarding proper receptacle placement: Current code requires receptacles within 6' of doorway and every 12' thereafter. Other stipulations / criteria are noted in code that are not mentioned in this report and this inspection is not intended to be a code inspection, but determinations are made based on code requirements. Consult electrician for further details.
- House does not conform to current code regarding proper receptacle placement in kitchen area. Current code requires receptacles within 2' of both sides of sink and every 4' thereafter. Other stipulations / criteria are noted in code that are not mentioned in this report and this inspection is not intended to be a code inspection, but determinations are made based on code requirements. Consult electrician for further details.



- House does not conform to current code regarding proper receptacle placement: Receptacles required servicing countertop space 12" or greater per current code.



- Ground wiring connected to hose bib on the left side of the house does not actually ground due to the hose bib being connected to PVC (plastic) piping.

I=Inspected

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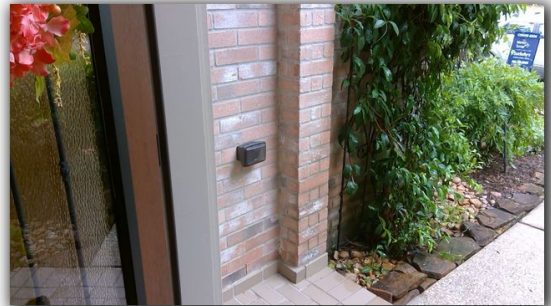
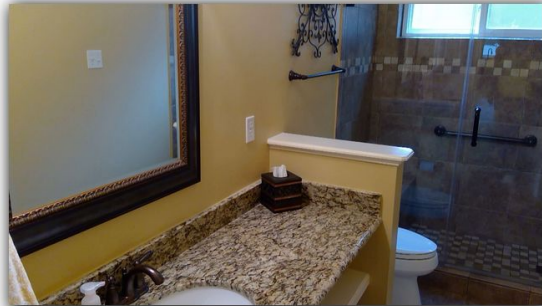
I NI NP D



**Ground Fault Circuit Interrupt Safety Protection**

- Kitchen:  Yes  No  Partial
- Bathrooms:  Yes  No  Partial
- Exterior:  Yes  No  Partial  N/A
- Garage:  Yes  No  Partial  N/A
- Washing Machine:  Yes  No  Partial  N/A
- Dishwasher:  Yes  No  Partial  N/A
- Disposer:  Yes  No  Partial  N/A
- Wet Bar:  Yes  No  Partial  N/A
- Crawlspace:  Yes  No  Partial  N/A
- Pool/Spa:  Yes  No  Partial  N/A
- Hydro-massage therapy equipment (Master Tub):  
 Yes  No  Partial  N/A

No GFCI protection at one or more location. This is considered a recognized safety hazard: All kitchen, bathroom, garage, exterior, washing machine, dishwasher, disposer and wet bar locations are required by current code to be GFCI protected.





I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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GFCI are not properly installed or operate properly at one or more locations.



**Fixtures**

Bulbs appeared to be burned out and / or not operating in one or more fixtures

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### Smoke and Fire Alarms

- House does not conform to current code regarding proper presence, placement and inter-connectivity of smoke detectors

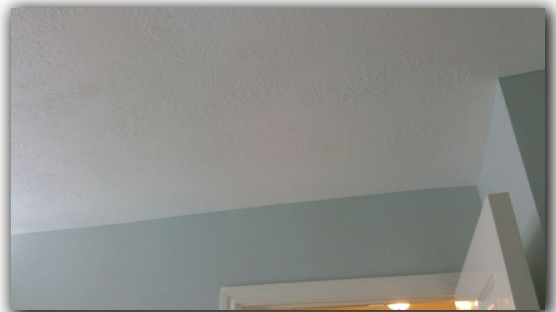
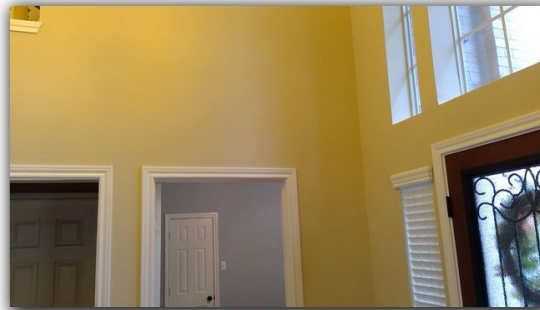
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Other Electrical System Components**

- Electrical wiring observed that was not properly terminated in a junction box.

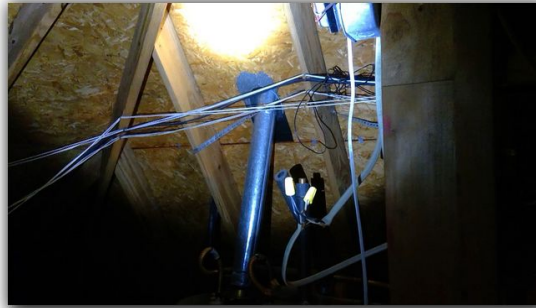
I=Inspected

NI=Not Inspected

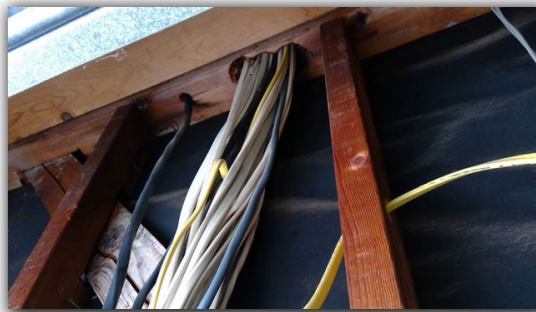
NP=Not Present

D=Deficient

I	NI	NP	D
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Electrical Romex type wiring has not been properly stapled above panel boxes and junction boxes at some observable locations



Improper use of extension cords as permanent wiring observed in one or more locations. Permanent use of extension cords for permanent wiring is considered a safety hazard by current standards.



Would recommend that a licensed and / or qualified contractor (Electrician) be consulted to make any further recommendations and / or repair

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

#### A. Heating Equipment

Type of System: [Heating Types](#)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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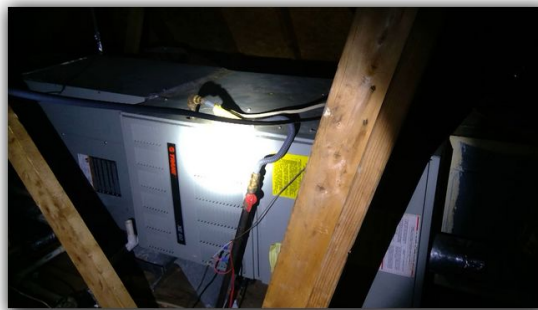


- Split System
- Multiple units
- Forced Air System

Energy Source: Heating Energy Sources  Electric  Gas

Comments: **It is the opinion of this inspector that the heating equipment appears to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked items below.**

- No sediment trap observed in gas line of HVAC system



- 30" unobstructed working clearance and level platform needed in front of the HVAC furnace unit.

I=Inspected

NI=Not Inspected

NP=Not Present

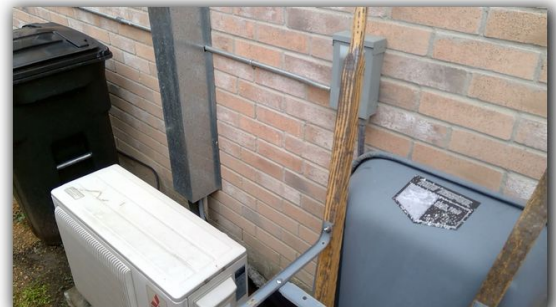
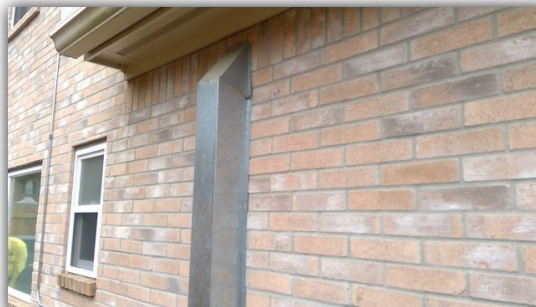
D=Deficient

I NI NP D



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

B. Cooling Equipment



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Type of System: Cooling Types

Forced air cooling unit  Window units not inspected

Brand:

Trane  Carrier  Bryant / Payne  Ruud  Rheem  American Standard  Goodman  
 York  Lennox  Heil  Comfort Air  Other: Mitsubishi (Unit #3)

Model # unit 1: 4TTX5060A1000AA unit 2: 4TTX5030A1000AA unit 3: MUY-GE12NA

Manufacturer Date:  Unknown  Known: Appears to be 2009/2009/2004

**Comments: It is the opinion of this inspector that the cooling equipment appeared to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.**

Unit #1:

Supply Air Temp: 50 °F      Return Air Temp: 70°F      Temp. Differential: 20°F

Unit #2:

Supply Air Temp: 50 °F      Return Air Temp: 70 °F      Temp. Differential: 20°F

Unit #3:

Supply Air Temp: 50°F      Return Air Temp: 70°F      Temp. Differential: 20 °F

- Debris present in secondary drain pan of HVAC evaporator coil.
- Rust present in secondary drain pan of HVAC evaporator coil.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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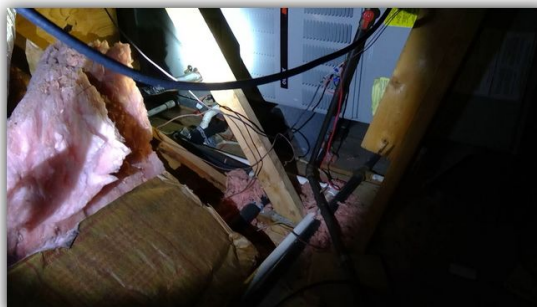
Secondary drain pan for the smaller HVAC evaporator coil in the attic space is not properly located. The pan should extend a minimum of 2" past the evaporator coil on all sides. Pan should be properly located to catch any condensation from the evaporator coil if needed.



Metal shroud on the right side of the house behind the HVAC condensing units is not properly installed on the exterior wall.



Refrigerant lines not properly insulated at evaporative coil. First 12 feet of the primary drain line should be insulated.



Refrigerant lines not properly insulated at evaporative coil (wrong thickness per current code)



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NP=Not Present

D=Deficient

I	NI	NP	D
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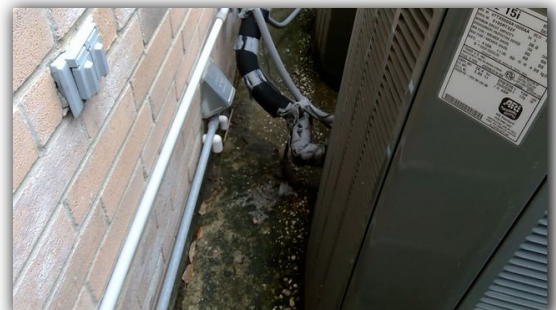
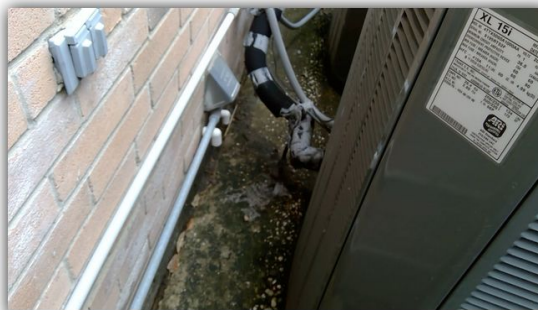
Refrigerant line insulation at condenser unit(s) is deteriorated



Conduit is not properly connected / installed at exterior brick wall



Dryer vent is installed too close to exterior HVAC condensing unit. Lint from the dryer unit can potentially block the ventilation fins of the condensing unit.



**For attic installations :**

Lack of unobstructed working platform (>30" ) and clearances observed at attic HVAC evaporator coil.

I=Inspected

NI=Not Inspected

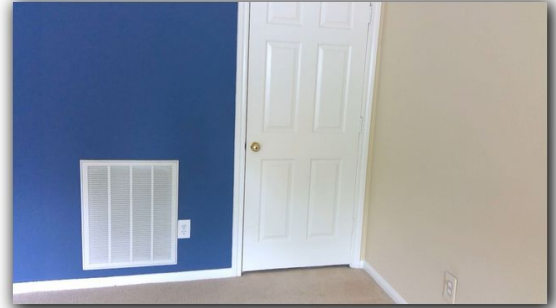
NP=Not Present

D=Deficient

I NI NP D

**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**

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



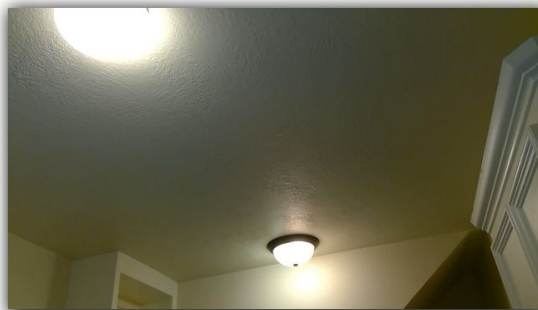
*Comments:* It is the opinion of this inspector that the duct systems, chases and vents appear to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

**Type of Ducting:**     Flex Ducting     Duct Board     Metal

HVAC duct system does not conform to current code regarding proper sealing / mastic



Master closet is a "walk in" type closet but is not serviced (ducted) with a supply register. While this is not a "design" inspection. It is a usual and customary building practice to supply air conditioning and heating to these spaces.



**Would recommend that a licensed and / or qualified contractor be consulted to make any**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

further recommendations and / or repair

#### IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems and Fixtures

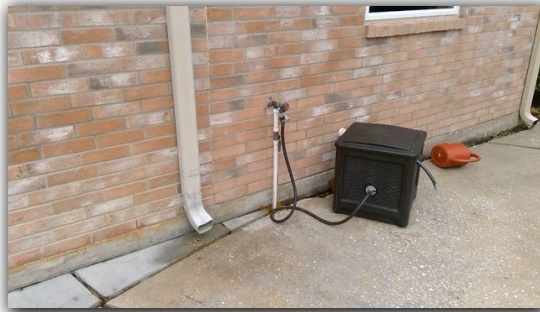
*Location of water meter:*



- Front Yard  Rear Yard  Left side  Right side  Near street  Near driveway  Unknown

- Functional Flow adequate  Functional Flow Inadequate

*Location of main water supply valve:*



- Interior  Exterior  Front side  Rear side  Left side  Right side  In Garage  At Meter

*Static water pressure reading:*

- below 40 psi  40-50 psi  51-60 psi  61-70 psi  71-80 psi  above 80 psi

- Lack of reducing valve over 80 psi

- Water turned off to house / System not able to be inspected.

*Type of Supply Piping:*



I=Inspected

NI=Not Inspected

NP=Not Present

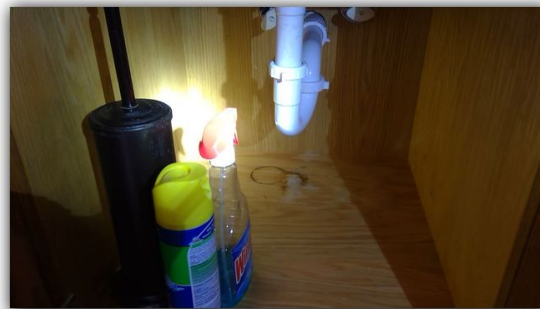
D=Deficient

I	NI	NP	D
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- No hot water present at the pool bathroom.



- Evidence of previous water leaks present under bathroom sink locations.



- Sink stopper missing or damaged in master bath sink right side



- Sink stopper missing or damaged in master bath sink left side



**Bathtubs and Showers**  
**Comments:** \_\_\_\_\_

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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- Drain stop not properly installed in upstairs hall bathroom tub.



### Commodes

Comments: \_\_\_\_\_

- Loose toilet seat at pool bathroom toilet.



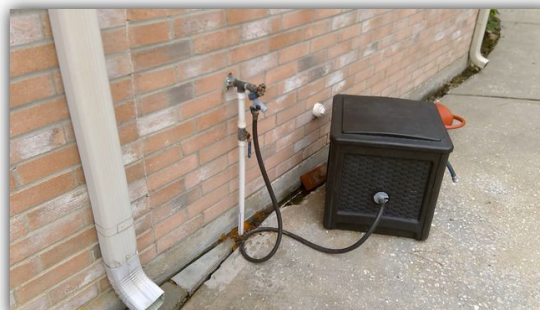
### Washing Machine Connections

Comments: \_\_\_\_\_

### Exterior Plumbing

Comments: \_\_\_\_\_

- Exterior hose bibs do not have back-flow prevention at one or more exterior hose bib locations.



- Proper insulation needed on exterior exposed water lines / plumbing

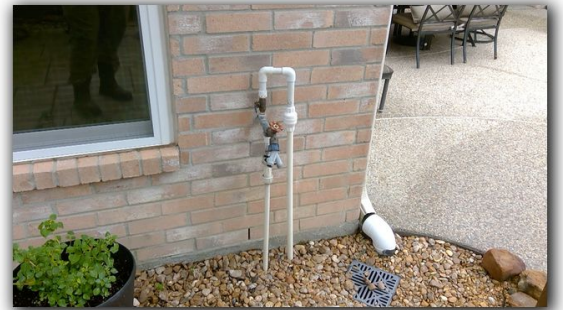
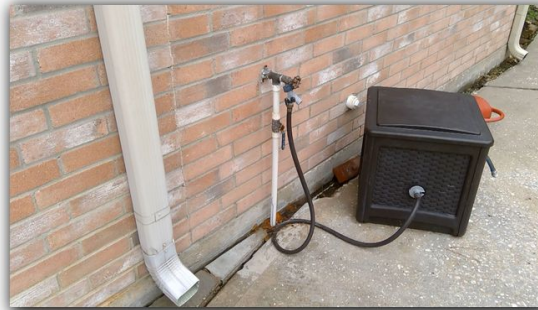
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



### Other Plumbing Components

#### Comments:

Gas supply line is installed on the exterior side of the brick wall on the right side of the house. It appears that the line is designed to service the dryer equipment. This is not a usual and customary building practice.

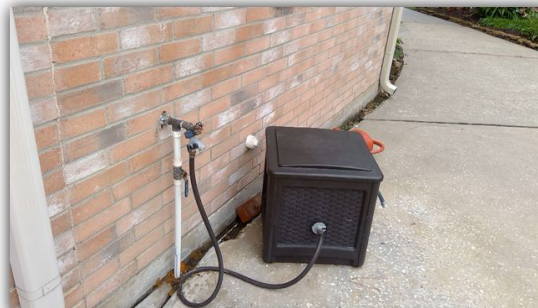


**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**

### B. Drains, Wastes, and Vents

Bath traps inaccessible in one or more locations. Areas under tubs and other aspects of the DWV system is not visible for inspection.

"Hydro-static testing of underground plumbing is not a part of this inspection



**Comments: It is the opinion of this inspector that the Drains, Wastes and Vents system appeared to be performing their intended function at the time of the inspection with the exception of the observed / noted / checked (deficient) items noted below.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Vent piping damaged in attic space where it appears that the HVAC drain line may have once terminated into the side of the piping. A hole appeared to be observed in the side of the pipe.



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**



I=Inspected

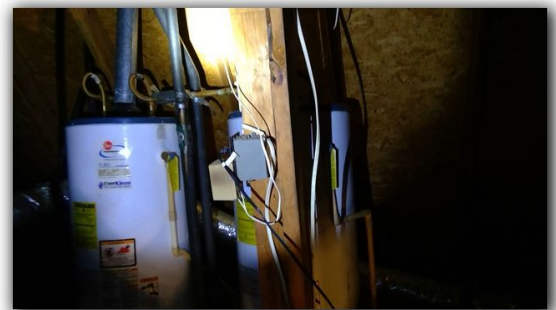
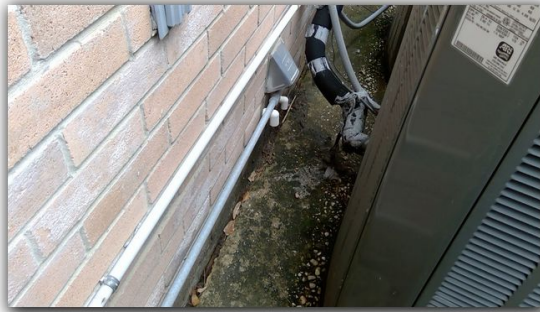
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**C. Water Heating Equipment**



Energy Source: Water Heating Energy Sources  Gas  Electric

Capacity: unit 1:  30 gallon  40 gallon  50 gallon  On Demand

Capacity: unit 2:  30 gallon  40 gallon  50 gallon  On Demand

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Water heater TPR (Temperature / Pressure / Relief) valve piping termination point could not be positively confirmed at the time of inspection. Some areas of the piping were covered by insulation or storage items rendering some of the piping inaccessible for inspection. The TPR valve is not tested by TREC standards if the termination point cannot be positively confirmed and that damage will not occur to the structure if activated.

- Rheem
- Bradford White
- State Select
- Whirlpool
- General Electric
- Kenmore
- American WHC
- A.O. Smith
- US Craftmaster
- Rinnai

Model # (unit 1) 22V40SF

Model # (unit 2) 22V40SF

Manufactured Date:  Unknown  Known / Year: Appears to be 2006 / 2006

- Single water heating unit
- Multiple water heating units

**Comments: It is the opinion of this inspector that the water heating equipment appears to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.**

- Debris present in the drain pan of the water heating equipment



- Sediment trap not present in gas line at water heating equipment



- 30" working clearance and platform needed in front of water heating equipment per current code.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Flue/Vent collar is not properly installed on the front water heating vent pipe terminating through the roof observable from the right side of the house.



**Water heater Temperature and Pressure Relief Valve**

**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Hydro-Massage Therapy Equipment**



*Comments:* It is the opinion of this inspector that the hydro-massage therapy equipment appears to be performing its intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**



*Comments:* It is the opinion of this inspector that the dishwasher equipment appeared to be performing its intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

No anti-siphon loop observed at the drain line of the dishwashing equipment per current code standards.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

**B. Food Waste Disposers**



*Comments:* It is the opinion of this inspector that the food waste disposer appeared to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**C. Range Hood and Exhaust Systems**



*Comments:* It is the opinion of this inspector that the range hood and exhaust systems appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

Range hood vent must have a smooth interior finish and be constructed of metal per current code. See IRC 2015, M1503.1.



Range hood vent exhaust termination point present that appears to be an old range hood vent piping termination point from a pre-remodel location. The new one is located on the perpendicular wall around the corner from the old one.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Range hood / exhaust vent appears to be cracked / broken.



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**

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



*Comments:* It is the opinion of this inspector that the ranges, cooktops, and oven equipment was performing its intended function at the time of the inspection except for the observed / noted / checked items below.

Range / Stove Type:  Electric  Gas

**Oven(s):**

Unit #1:  Electric  Gas

Tested at 350°F, Variance noted: 0°F (max 25°F)

Unit

I=Inspected

NI=Not Inspected

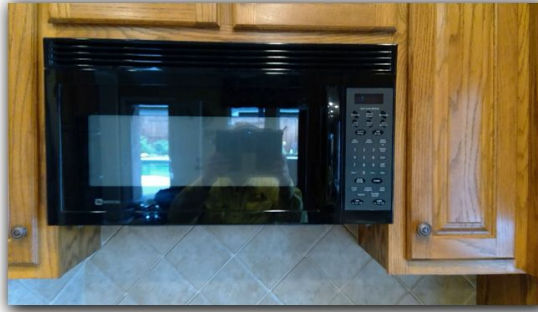
NP=Not Present

D=Deficient

I NI NP D

#2:  Electric  Gas  
Tested at 350°F, Variance noted: 0°F (max 25°F)

**E. Microwave Ovens**



**Comments: It is the opinion of this inspector that the microwave oven appeared to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.**

Metal rack(s) missing from interior of microwave.



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**



I=Inspected

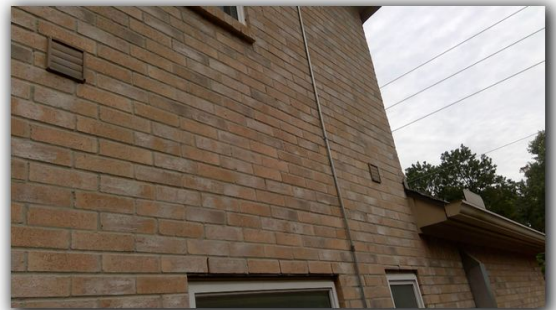
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters



*Comments:* It is the opinion of this inspector that the mechanical exhaust vents and bathroom heaters appeared to be performing their intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

I=Inspected

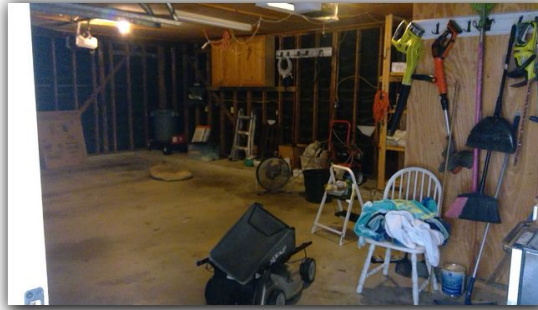
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NP=Not Present

D=Deficient

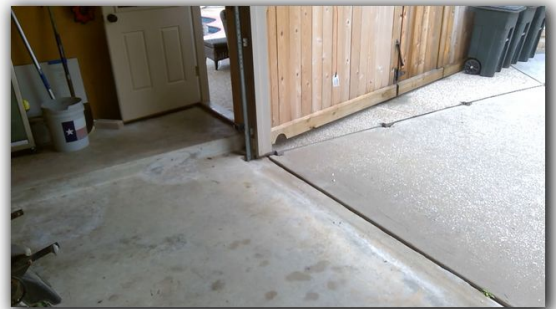
I	NI	NP	D
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**G. Garage Door Operators**



*Comments:* It is the opinion of this inspector that the garage door operator equipment appeared to be performing its intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

Laser reverse system (electronic sensors) is / are installed at improper height for garage door operator. TREC standards require that the sensors be labeled as Deficient if the sensors were installed higher than 6" from floor.



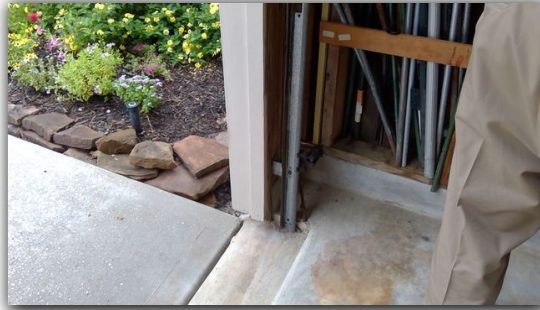
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



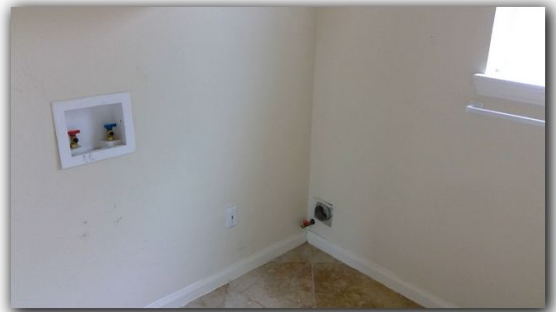
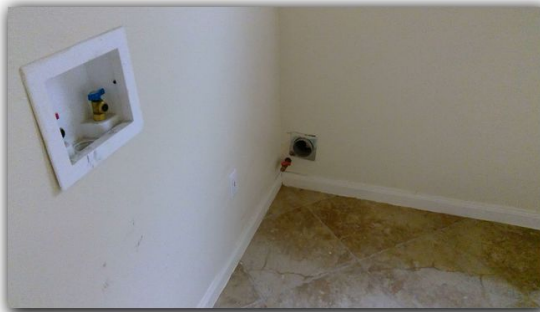
Garage door operator light was missing / did not operate properly.



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**

**H. Dryer Exhaust Systems**

It is recommended that the dryer vent be properly cleaned by a professional prior to using vent. There are components of the dryer exhaust vent system that are not accessible and cannot be inspected.



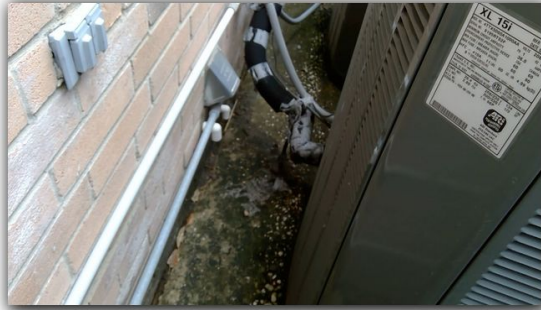
I=Inspected

NI=Not Inspected

NP=Not Present

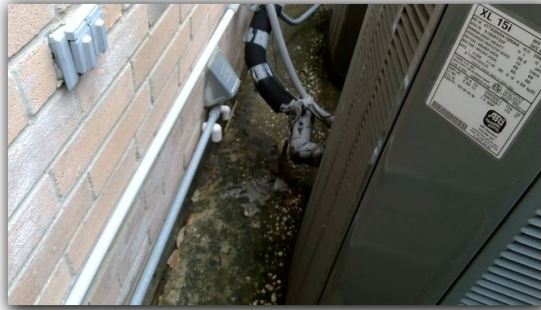
D=Deficient

I NI NP D



**Comments: It is the opinion of this inspector that the dryer exhaust system appeared to be performing its intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.**

Dryer vent terminated next to the exterior HVAC condensing unit. Dryer vent lint can block the coil of the HVAC condensing unit.



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**

I. Other

## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Landscape irrigation system present in:  Front Yard  Rear Yard

Anti-siphon Device Present

Yes  No

Rain Sensor Present

Yes  No

*Comments:*

**Landscaping irrigation system present but not a part of the inspection**

Zone 1 -

Zone 2 -

Zone 3 -

Zone 4 -

Zone 5 -

Zone 6 -

Zone 7 -

Zone 8 -

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



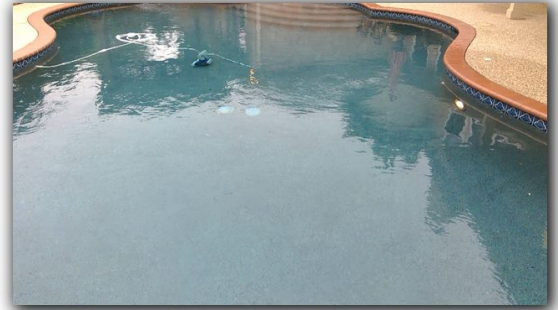
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Type of Construction: [Pool Construction Types](#)

Gunite  Stone  vinyl  Tile  Pool Heater Not Present

Pool Exit Alarm Not Present  Self Closing Gate Not Present In Safety Barriers

**Comments: It is the opinion of this inspector that the swimming pool and equipment appeared to be performing their intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.**

Pool fencing equipment does not conform to current standards including, but not limited to: 54" high latch, with auto closing device.

Swimming pool fill valve does not conform to current code requiring an anti-siphon device.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**EXIT ALARM:**  Absent. Current standards require an exit alarm at all exterior doors that enter the pool area.  
 Water leaks in above-ground pipes and/or equipment. See valve to the spray heads on the pool equipment.



Deficiencies in lighting fixtures of the swimming pool observed. Swimming pool light(s) do not appear have GFCI protection (GFCI receptacle does not appear to be operating at the time of the inspection).



The lack of failure of required ground-fault circuit interrupter protection in the swimming pool equipment observed.

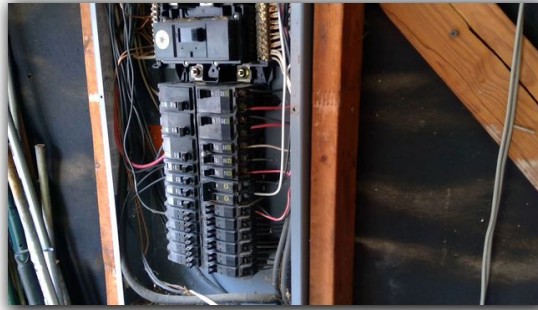
I=Inspected

NI=Not Inspected

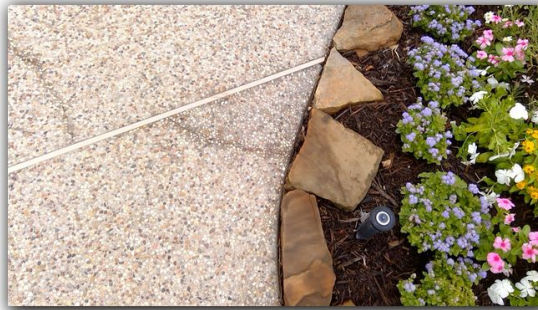
NP=Not Present

D=Deficient

I NI NP D



Cracks observed in swimming pool deck at one or more locations.



Cracks observed in the mortar / grout joints / tile of the swimming pool tile. Cracks should be filled to prevent erosion between the swimming pool deck and coping.





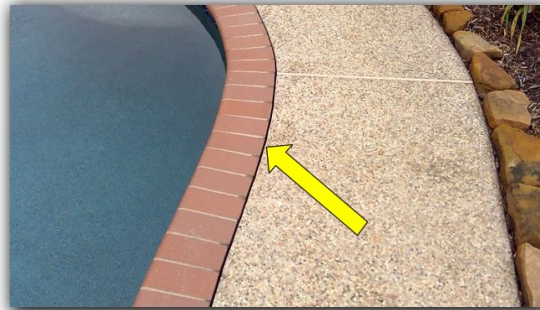
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Pool Heater:  Not Present - pool heater is an optional system and is not required on swimming pool equipment but potential buyer needs to be informed that the heater is not present.



**Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair**

**C. Outbuildings**



*Comments:*

**Exterior pergola present but not a part of this inspection.**

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

*Type of Pump:* [Water Pump Types](#)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Jet Pump  Submersible Pump

Type of Storage Equipment: Water Storage Equipment

- Above Ground Storage Tank  
 Galvanized  Baffle Tank  
 20 gallon  40 gallon  80 gallon

Proximity To Known Septic System: \_\_\_\_\_ ft. (Requirements are for Tank to be at least 50 feet from water well and drain field lines need to be a minimum of 100 feet from the water well.)

- Independent Coliform Analysis Being Provided By Independent Laboratory  
 Independent Coliform Analysis Recommended

Comments:

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

Type of System: Septic Systems

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY:

Comments:

- F. Other**

Comments:

## Summary Page

- Shovel Cracks observed at slab brick ledge corners at one or more locations
- Post-tension cable ends (foundation reinforcement) exposed / need to be grouted at one or more locations.
- Dirt missing from under front corner of driveway concrete flatwork. Not related to foundation of structure but noted on report for potential buyer to be fully informed
- Nuts and washers need to be installed on j-bolts connecting the sill plate to the concrete foundation (multiple locations). (IRC 2015, R403.1.6)
- Soil level too high around the perimeter of the slab: Grade does not conform to current code requiring a 4" slab exposure between the finished grade and exterior brick
- Satellite dish screwed into the roof covering
- Vent roof jacks appear to have been gnawed / damaged
- Flashing is lifting, ill configured, or missing
- Flashing / counterflashing not properly caulked
- Attic access fold down ladder not installed per manufacturer's specifications / proper fasteners
- Proper fire separation needed between garage and attic space. Wood present in the ceiling of the garage is not appropriately fire rated.
- Proper 30" working clearance and level platforms needed in front of equipment located in attic space at one or more locations.
- Attic does not conform to current code requiring a continuous / solid and unobstructed 24" wide catwalk
- Voids observed in insulation in attic space at one or more locations.
- Voids observed in insulation at knee walls in attic space at one or more locations.
- Both air haucs and ridge venting is being used at the same time to ventilate the attic space in some locations. No soffit ventilation is present at the garage and breezeway areas. The use of air haucs and ridge venting at the same time is not an effective ventilation system as air can be drawn from the air haucs into the ridge vents without proper cross ventilation in the attic spaces.
- Ridge venting present at the patio (breezeway) without soffit venting to draw from. A minimum of 1 square ft. of ventilation needed per 150 sf of attic space.
- Evidence of previous termite damage / trails observed in wall behind the refrigerator area. Consult pest control professional and independent WDI report for further recommendations.
- Mortar is separated, cracked or missing in some areas. See left front corner of house.
- Heavy vegetation needs to be trimmed from touching exterior walls
- Moisture barrier damage observed behind the exterior siding of the garage. Observable from the garage space.
- Water stains on ceiling in one or more locations. See garage ceiling.
- Interior doors do not latch properly at one or more locations. See upstairs gameroom closet door.
- Double cylinder locks requiring the use of a key to open pose safety consideration. See rear exit door.
- Doors rub, stick or hit frames: See pool double door unit.
- Weatherstripping at the bottom of the garage door is torn / damaged / missing.
- Improper dimensions of stair risers: maximum riser height is 7 3/4" per current code. (See IRC 2015, R311.7.5.1)
- Improper dimensions of stair risers: riser height cannot vary more than 3/8" from the lowest riser to the top riser per current code. (See IRC 2015, R311.7.5.2)
- Hand railing is not continuous. Current code states that the handrail can only be interrupted by a newell post at a turn. (See IRC 2015, R311.7.8.2, Exception 1.)
- Hand railing does not properly terminate by turning into the wall at handrail ends per current code. (See IRC 2015, R311.7.8.2)
- Hand railing not at proper height: Current code requires handrail to be installed 34" to 38" measured vertically from the bullnose of the stairs. (See IRC 2015, R311.7.8.1)

- Hearth extension not present at the fireplace. Consult fireplace manufacturer specifications for hearth extension requirements. Wood flooring below fireplace appears to be combustible.
- Bonding / grounding / wiring / ground clamp not present at the electrical service entrance panel box per current standards.
- Ground and neutral wiring intermingled on the same buss bar in panel box at one or more locations.
- White "neutral" type wiring used as "hot" needs to be properly identified as "hot" in panel box at one or more locations. White wiring should be wrapped with black tape or marked with a black (or other appropriate color that is not white, grey or green) marker.
- White "neutral" type wiring is required by current code to be individually secured into individual holes in "neutral" buss bar. Double wiring and securing two or more wires to a single set screw is not allowed per current code on the "neutral" buss bar.
- Lack of anti-oxidants on aluminum conductor terminals in panel box at one or more locations.
- Panel covers, knockouts, cable clamps missing/ loose in panel box at one or more locations.
- Wiring from the disconnect to the HVAC condensing unit #1 appears to be #10 wiring which is rated for a maximum of 30 amps. Unit max and minimum circuit breaker is 60 amps.
- Debris present in the bottom of the panel box
- Panel box does not conform to current code regarding the proper presence of arc fault protection. Arc fault protection did not enter the NEC code until 2002.
- Grounding rod is not flush to grade per current code.
- A/C condensing unit #1:  
Specifies max amp breaker of 60 / 60 amp minimum and a 40 amp breaker is in use. Breaker present is too large for the maximum rating listed on the HVAC condensing unit.
- A/C condensing unit #2:  
Specifies max amp breaker of 25 / 20 amp minimum and a 30 amp breaker is in use. Breaker present is too large for the maximum rating listed on the HVAC condensing unit.
- Exterior receptacles do not conform to current code requiring "bubble" style covers at exterior "wet" locations
- Loose, damaged, missing outlets / switches / covers at one or more locations.
- Switch(s) could not be determined for proper operation at one or more locations.
- It appears that the utility room has been relocated to the master closet area from another location. It does not appear the washing machine area and the dryer area are serviced with an appropriate electrical circuit. It appears that the dryer connections are gas only and that the plug for the master hydro-massage therapy equipment is being used to ignite the dryer. The washing machine appears to be using the same circuit as the hydro-massage therapy equipment also.
- Current code requires a minimum of one receptacle at a kitchen island. No receptacle was observed at the time of the inspection.
- House does not conform to current code regarding proper receptacle placement: Receptacles required on wall space 24" or greater per current code.
- House does not conform to current code regarding proper receptacle placement: Receptacles required within 36" of bathroom sink basin.
- House does not conform to current code regarding proper receptacle placement: Current code requires receptacles within 6' of doorway and every 12' thereafter. Other stipulations / criteria are noted in code that are not mentioned in this report and this inspection is not intended to be a code inspection, but determinations are made based on code requirements. Consult electrician for further details.
- House does not conform to current code regarding proper receptacle placement in kitchen area. Current code requires receptacles within 2' of both sides of sink and every 4' thereafter. Other stipulations / criteria are noted in code that are not mentioned in this report and this inspection is not intended to be a code inspection, but determinations are made based on code requirements. Consult electrician for further details.
- House does not conform to current code regarding proper receptacle placement: Receptacles required servicing countertop space 12" or greater per current code.

- Ground wiring connected to hose bib on the left side of the house does not actually ground due to the hose bib being connected to PVC (plastic) piping.
- No GFCI protection at one or more location. This is considered a recognized safety hazard: All kitchen, bathroom, garage, exterior, washing machine, dishwasher, disposer and wet bar locations are required by current code to be GFCI protected.
- GFCI are not properly installed or operate properly at one or more locations.
- Bulbs appeared to be burned out and / or not operating in one or more fixtures
- House does not conform to current code regarding proper presence, placement and inter-connectivity of smoke detectors
- Electrical wiring observed that was not properly terminated in a junction box
- Electrical Romex type wiring has not been properly stapled above panel boxes and junction boxes at some observable locations
- Improper use of extension cords as permanent wiring observed in one or more locations. Permanent use of extension cords for permanent wiring is considered a safety hazard by current standards.
- No sediment trap observed in gas line of HVAC system
- 30" unobstructed working clearance and level platform needed in front of the HVAC furnace unit.
- Debris present in secondary drain pan of HVAC evaporator coil.
- Rust present in secondary drain pan of HVAC evaporator coil.
- Secondary drain pan for the smaller HVAC evaporator coil in the attic space is not properly located. The pan should extend a minimum of 2" past the evaporator coil on all sides. Pan should be properly located to catch any condensation from the evaporator coil if needed.
- Metal shroud on the right side of the house behind the HVAC condensing units is not properly installed on the exterior wall.
- Refrigerant lines not properly insulated at evaporative coil. First 12 feet of the primary drain line should be insulated.
- Refrigerant lines not properly insulated at evaporative coil (wrong thickness per current code)
- Refrigerant line insulation at condenser unit(s) is deteriorated
- Conduit is not properly connected / installed at exterior brick wall
- Dryer vent is installed too close to exterior HVAC condensing unit. Lint from the dryer unit can potentially block the ventilation fins of the condensing unit.
- Lack of unobstructed working platform (>30" ) and clearances observed at attic HVAC evaporator coil.
- HVAC duct system does not conform to current code regarding proper sealing / mastic
- Master closet is a "walk in" type closet but is not serviced (ducted) with a supply register. While this is not a "design" inspection. It is a usual and customary building practice to supply air conditioning and heating to these spaces.
- Exposed plumbing supply lines in attic need to be protected from freezing (insulated)
- Wood blocking present under the kitchen sink that appears to be helping to support the kitchen sink.
- No hot water present at the pool bathroom.
- Evidence of previous water leaks present under bathroom sink locations.
- Sink stopper missing or damaged in master bath sink right side
- Sink stopper missing or damaged in master bath sink left side
- Drain stop not properly installed in upstairs hall bathroom tub.
- Loose toilet seat at pool bathroom toilet.
- Exterior hose bibs do not have back-flow prevention at one or more exterior hose bib locations.
- Proper insulation needed on exterior exposed water lines / plumbing
- Gas supply line is installed on the exterior side of the brick wall on the right side of the house. It appears that the line is designed to service the dryer equipment. This is not a usual and customary building practice.
- Vent piping damaged in attic space where it appears that the HVAC drain line may have once terminated into the side of the piping. A hole appeared to be observed in the side of the pipe.

- Debris present in the drain pan of the water heating equipment
- Sediment trap not present in gas line at water heating equipment
- 30" working clearance and platform needed in front of water heating equipment per current code.
- Flue/Vent collar is not properly installed on the front water heating vent pipe terminating through the roof observable from the right side of the house.
- No anti-siphon loop observed at the drain line of the dishwashing equipment per current code standards.
- Range hood vent must have a smooth interior finish and be constructed of metal per current code. See IRC 2015, M1503.1.
- Range hood vent exhaust termination point present that appears to be an old range hood vent piping termination point from a pre-remodel location. The new one is located on the perpendicular wall around the corner from the old one.
- Range hood / exhaust vent appears to be cracked / broken.
- Metal rack(s) missing from interior of microwave.
- Laser reverse system (electronic sensors) is / are installed at improper height for garage door operator. TREC standards require that the sensors be labeled as Deficient if the sensors were installed higher than 6" from floor.
- Garage door operator light was missing / did not operate properly.
- Dryer vent terminated next to the exterior HVAC condensing unit. Dryer vent lint can block the coil of the HVAC condensing unit.
- Pool fencing equipment does not conform to current standards including, but not limited to: 54" high latch, with auto closing device.
- Swimming pool fill valve does not conform to current code requiring an anti-siphon device.
- EXIT ALARM:**  Absent. Current standards require an exit alarm at all exterior doors that enter the pool area.
- Water leaks in above-ground pipes and/or equipment. See valve to the spray heads on the pool equipment.
- Deficiencies in lighting fixtures of the swimming pool observed. Swimming pool light(s) do not appear have GFCI protection (GFCI receptacle does not appear to be operating at the time of the inspection).
- The lack of failure of required ground-fault circuit interrupter protection in the swimming pool equipment observed.
- Cracks observed in swimming pool deck at one or more locations.
- Cracks observed in the mortar / grout joints / tile of the swimming pool tile. Cracks should be filled to prevent erosion between the swimming pool deck and coping.
- Pool Heater:  Not Present - pool heater is an optional system and is not required on swimming pool equipment but potential buyer needs to be informed that the heater is not present.