



DualCheck Inspections LLC
Effective.Efficient.Everytime

Texas Real Estate Commission
Professional Inspector License #22646



1023 Barkston Dr.

07/21/2022

Prepared for:
Nathan Smith

DualCheck Inspections LLC

PROPERTY INSPECTION REPORT FORM

Name of Client: Nathan Smith

Date of Inspection: 07/20/2022

Address of Inspected Property: 1023 Barkston Dr. Katy, TX

Name of Inspector: Tyler Noyes

TREC License #: 22646

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 inspectors 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 manufacturers 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I NI NP D

I. STRUCTURAL SYSTEMS

☒☐☐☒ A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

- The foundation walls should be exposed at a minimum 4" for masonry siding (Brick, Stone, Stucco), and a minimum of 6" for non-masonry siding material. Recommend removing excess grade for proper exposure and to assure proper drainage away from the foundation walls and to deter wood destroying insects.
- There were trees and exposed roots in close proximity to the foundation wall. Tree roots can cause uneven settling and movement, resulting in Foundation issues. Recommend removing trees that are within 10-15ft of the structure, to prevent future foundation problems.
- The foundation walls were not exposed at all locations and could not be visibly inspected.
- The foundation appears to be performing as intended at the time of the inspection, common settling was noticed.



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.

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.

Note: DualCheck Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.

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

I NI NP D

☒☐☐☒ B. Grading and Drainage

Comments:

- There were no gutters installed on the home. Gutters are not required, however, they are highly encouraged to prevent erosion of the soil around the foundation. Install as needed.
- The lack of gutters on the home has resulted in erosion around the exposed foundation walls. Recommend installing gutters to prevent further trenching around the structure.
- There appears to be improper grading and drainage of the property at the right and rear side of the structure. The property should be graded so that surface water will drain away from foundation walls at a minimum slope of 6" within 10'. Lot drainage should divert to the street as to not create a hazard on the property.



Note: This inspection does not include the efficiency or operation of underground or surface drainage systems, detention/retention ponds, area hydrology or the presence of underground water. Grading and drainage was examined around the foundation perimeter only. Information as to where this property lies in reference to the flood plain is not determined by this inspection.

☒☐☐☒ C. Roof Covering Materials

Types of Roof Covering: Shingles

Viewed from: Ground level, Drone

Comments:

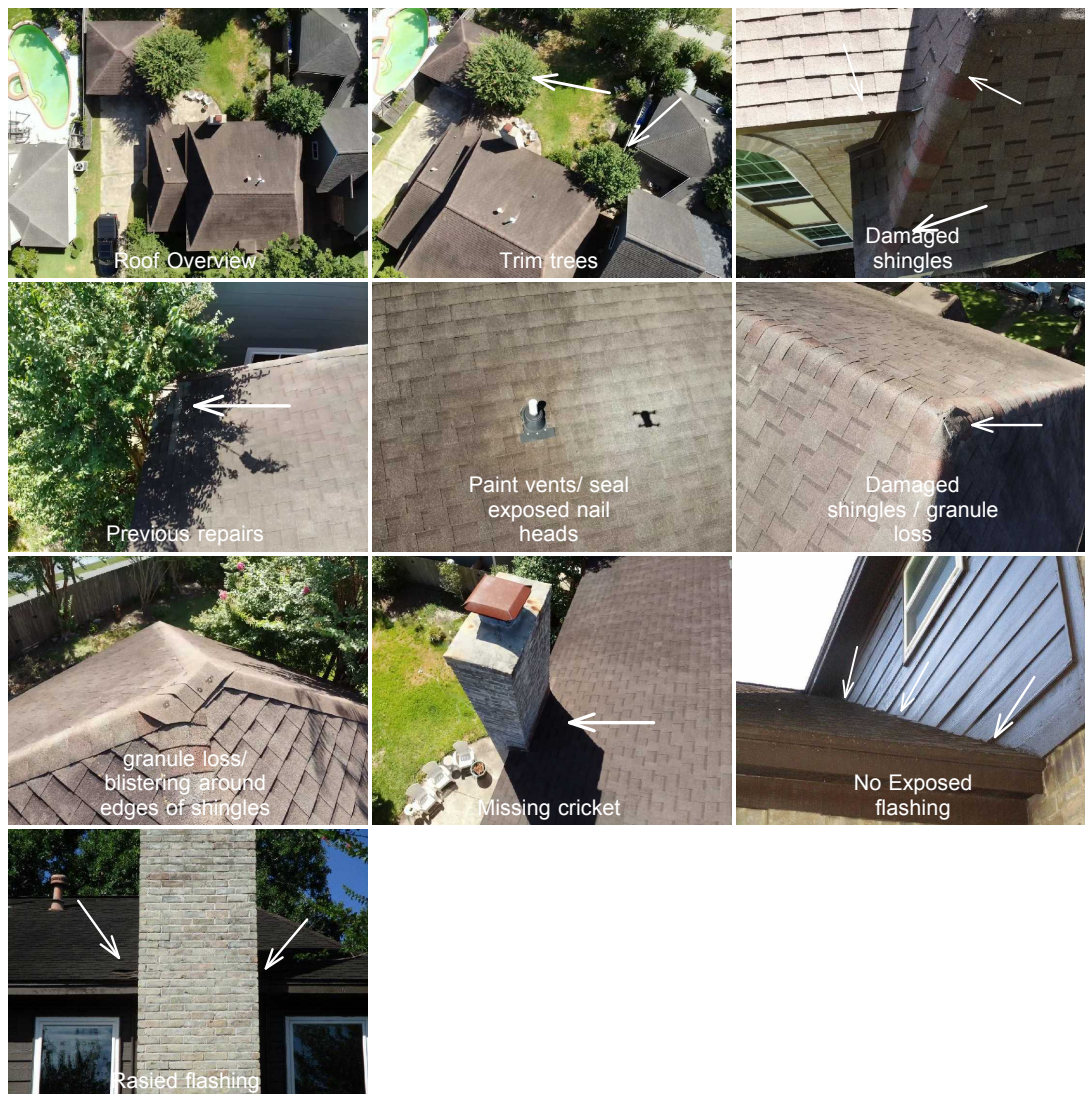
- Trees were observed to be in contact with the roof surface. Recommend trimming trees to give 36" clearance to prevent rapid deterioration of the roof covering material. Correct as needed.
- Several areas at the roof were noticed to have damaged, loose or missing shingles. Repair/Replace as needed.
- Previous repairs were observed at the roof surface. Possibly from previous leaks or damage due to trees.
- All vents, plumbing stacks, and flashing are required to be painted to prevent rapid deterioration from UV and weather exposure. Paint as needed.
- Exposed nail heads were observed at the roof surface and vents. Recommend sealing all exposed nail heads to prevent moisture penetration into the attic space. Correct as needed.

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

I NI NP D

C. Roof Covering Materials (continued)

- Chimneys are required to have crickets installed when they pass through the roof surface and the chimney is wider than 30". This prevents water and debris from collecting at the area behind the chimney. Correct as needed.
- There should be a 2" space of exposed underlying flashing where the exterior siding meets the roof surface. The spacing allows for visual inspection of the flashing and to prevent rapid deterioration of the siding and roof covering. Repair/Replace as needed.
- Raised flashing was observed at several locations on the roof. flashing helps prevent moisture penetration and should be sealed periodically as a part of regular homeowner maintenance. Repair and seal as needed.
- The shingles were observed to be showing signs of deterioration consistent with the age of the roof covering. The shingles were noticed to have granule loss and blistering around the edges. Recommend a licensed and insured roofer evaluate the roof to provide an accurate life expectancy of the roof covering material.



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I NI NP D

Note: This inspection is not meant to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, or provide an exhaustive list of previous repairs and locations of water penetrations/leakage. Roof covering life expectancies can vary depending on several factors (i.e. sun, wind, rain, etc.). The visual inspection of the roof covering thus does not preclude the possibility of leakage. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.

Note: Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior/roof.

D. Roof Structures and Attics

Viewed from: In the Attic, some areas were inaccessible due to head space and missing decking/platforms

Approximate Average Depth of Insulation: 8-10" Batt

Comments:

- The attic access door would not seal properly. Recommend adjustment/repair to prevent AC/heat loss.
- The pull down attic access door was not insulated. Recommend installing insulation or a properly rated cover to prevent AC/heat loss.
- There was no decking/landing at the top of the attic access ladder, making it hard to access the attic space. Correct as needed.



Note: It is considered beyond the scope of this inspection and unsafe to enter attics and unfinished spaces where access is less than 22" x 30", head room is less than 30", operate power ventilators, or provide an exhaustive list of locations of water penetrations. Current building code calls for a minimum of R-30 insulation, or 10-12 (more in colder climates). However, a principle of energy efficient building in hot, humid climates such as Houston is to utilize less insulation (R-19/6-8) with a radiant barrier on the attic ceiling.

E. Walls (Interior and Exterior)

Comments:

Interior walls:

- The interior walls appear to be performing as intended at the time of the inspection. Settling was observed in the form of small cracks, drywall screw pops, and visible tape joints. No structural issues were noticed at the time of the inspection.

Exterior walls:

- Several brick cracks were observed at the exterior masonry siding. These appear to be from settling/movement, No structural issues were observed at the time of the inspection.
- There were areas of moisture damage at the exterior wood siding. Repair/replace as needed to prevent further deterioration.

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I NI NP D

E. Walls (Interior and Exterior) (continued)



Note: Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. However, cosmetic defects are sometimes included as they may be a symptom of conditions that are part of a T.R.E.C. inspection such as leaks and water penetration.

F. Ceilings and Floors

Comments:

Ceilings:

- The ceilings appear to be performing as intended at the time of the inspection.

Floors:

- The floors appear to be performing as intended at the time of the inspection.

- Loose subfloor was observed at the upstairs bedrooms, this is common in older homes. However, these areas should be properly secured to prevent further deterioration.

Note: Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. However, cosmetic defects are sometimes included as they may be a symptom of conditions that are part of a T.R.E.C. inspection such as leaks and water penetration.

Note: Floor coverings were not removed/relocated for inspection. The inspector did not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicated water penetration.

Note: The Inspector does not move, lift, or relocate any furniture or personal items. This is an exhaustive measure and outside the requirements of a TREC professional Inspector.

G. Doors (Interior and Exterior)

Comments:

Interior doors:

- Several doors are in need of minor adjustments due to loose or worn hardware. Repair/Replace as needed.

- Several doors were noticed to be damaged. Repair/Replace as needed.

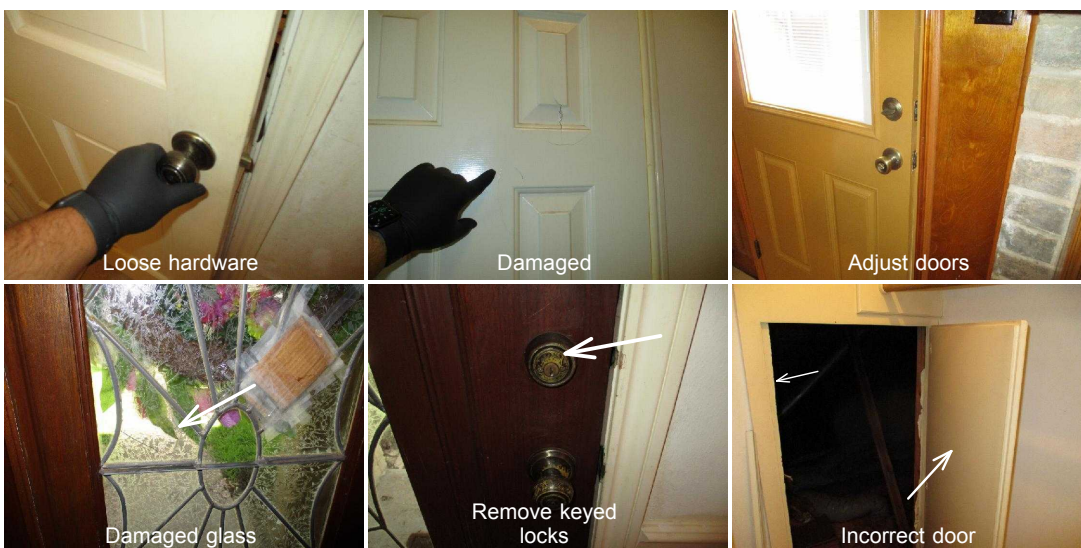
Exterior doors:

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

I NI NP D

G. Doors (Interior and Exterior) (continued)

- Several doors are in need of minor adjustments due to loose or worn hardware. Repair/Replace as needed.
- The front entry door was observed to have damaged glass. Repair/Replace as needed.
- Any keyed locks for exterior doors should be changed to manual locks that do not require a key to operate from the inside. These doors are main paths of egress and pose a potential safety hazard if the home needs to be evacuated. Correct as needed.
- The attic access door located in the upstairs bedroom closet did not appear to be insulated or a fire-rated attic door. this door should be replaced with a permitted door with the appropriate insulation, fire-rating and should be self latching. Correct as needed.



☒☐☐☒ H. Windows

Comments:

- The windows at the upstairs, were noticed to be the improper height above the finished floor. Operable windows are required to be a minimum height of 24 inches above the interior floor when they are more than 72 inches above the exterior final grade. This is a safety concern and should be corrected with locks that limit the opening of the window until the sill is the correct height.
- A window in the upstairs gameroom, was starting to fog on the interior sides of the panes. This is the result of a broken seal. A broken seal does not diminish the integrity of the windows. However, it does lose the majority of its energy efficiency features once the seal is broken. Repair/Replace as needed.



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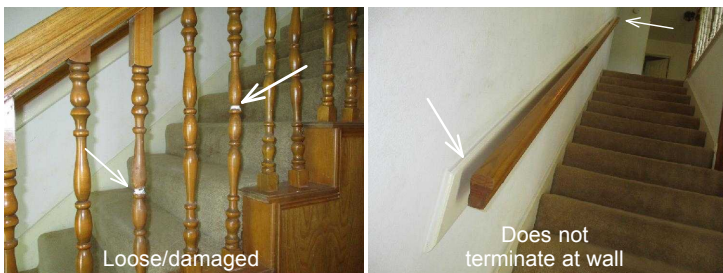
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Notes: Current codes have established a minimum windowsill height of 42 inches in an effort to reduce the number of young children that fall through windows. Care should be taken when considering placement of "climbing" items, with finger and toeholds, (such as furniture) to the adjacent area. It should be noted that establishment of a sill height may limit the access to the window and reduce its effectiveness as an emergency.

I. Stairways (Interior and Exterior)

Comments:

- The wood balusters at the staircase were observed to be loose/damaged. Repair/Replace as needed to prevent further deterioration and risking safety.
- The railing at the wall for the staircase should start and terminate at the wall and should be continuous to prevent clothing from being snagged on railing. Correct as needed.



J. Fireplaces and Chimneys

Comments:

- The fireplace appears to be performing as intended at the time of the inspection. The gas fireplace was not ignited due to starter logs being in place at the time of the inspection. The gas was run and the valve appeared to be working at the time of the inspection.



Note: If the fireplace is used extensively, it should be cleaned and serviced regularly by a professional that is certified by the Chimney Safety Institute of America. For more information go to www.csia.org.

Note: No determination could be made regarding adequate "fire-stopping" or "fire-blocking," as the areas were not accessible at the time of the inspection. In addition, the inspector did not make a determination of the adequacy of the draft or perform a chimney smoke test.

K. Porches, Balconies, Decks, and Carports

Comments:

Client: Nathan Smith

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

I NI NP D

K. Porches, Balconies, Decks, and Carports (continued)

- The porches appear to be performing as intended at the time of the inspection.

L. Other

Comments:

Note: The inspector did not inspect any yard enclosures/fences.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Aluminum,

Panel: 200 amp / GE

- The breakers were not properly labeled at the panel. Correct as needed for proper identification of the electrical system.

- White wires used for power distribution, connected to breakers with no colored tab for identification. This is a safety hazard. Recommend proper labeling of the wire(s).

- There were no AFCI breakers installed at the time of the inspection. AFCI breakers were not required in older residential construction. However, they are required in all living areas of the home, such as bedrooms, living rooms, study, game-room, hallways, etc. Recommend a licensed Electrician come out and make all necessary repairs.

- Main service wires were missing the required anti-oxidant solution. Aluminum wiring can become very hot and also corrode over time. It is crucial to apply an anti oxidant solution where the wires meet the lugs inside the panel. correct as needed.

- The breaker for the AC was observed to be a 60 amp when the current AC unit calls for a maximum 50 amp breaker. Recommend a licensed and insured electrician install the correct size breaker for the unit to prevent overheating of the system and wiring. This could cause damage to a system or home if the breaker does not trip when needed.

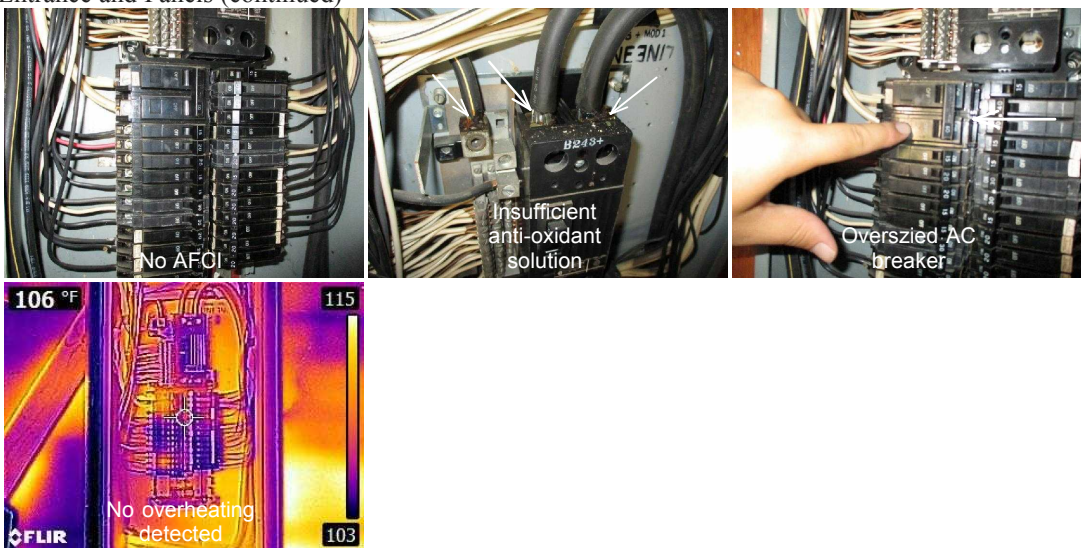
- The thermal camera did not detect any areas of overheating breakers or wiring, within the electrical panel.



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

I NI NP D

A. Service Entrance and Panels (continued)



Note: It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; perform voltage drop calculations; determine accuracy of the labeling; operate and verify effectiveness of over current devices.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Fixtures/Switches:

- A few switches throughout the home were observed to be damaged. Repair/Replace as needed.
- Several light fixtures throughout the home were not functioning at the time of the inspection. Possibly bulb related. Repair/replace as needed.

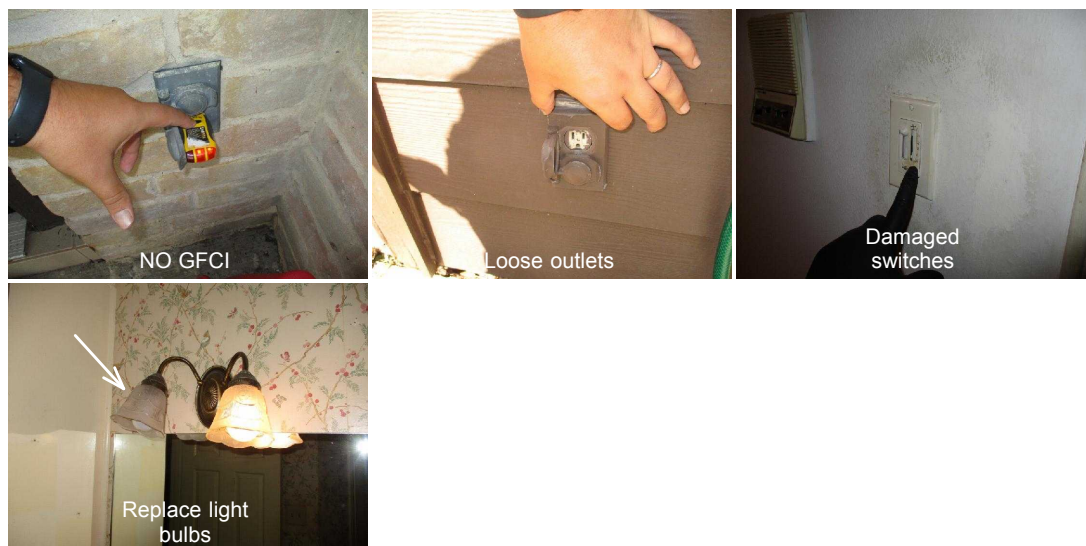
Outlets/Wiring:

- There were no GFCI protected outlets installed at the home. GFCI protected outlets are required to prevent electrical shock. GFCI protected outlets should be installed at all exterior, garage, kitchen, bathroom, laundry room, and wet bar outlets. Recommend a licensed and insured electrician further evaluate the electrical system and make any necessary changes/repairs.
- Several outlets were observed to be loose throughout the home. Repair/Replace as needed.
- All accessible outlets were checked for open grounds, open neutrals, open hot, hot/ground reverse, hot/neutral reverse, and proper GFCI requirements.

Client: Nathan Smith

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

I NI NP D



Note: Inspection of outlets, switches and accessory connections could be limited due to concealment.

GROUND FAULT CIRCUIT INTERRUPTER (GFCI): Devices provide protection from shock or possible electrocution by detection slight current leakage and "breaking" the circuit. GFCI protection is both a code (NEC) and a common sense requirement for all exterior outlets, bathroom outlets, any outlet in a pool or hot tub area, kitchen/bar outlets, laundry room outlets, and garage outlets.

Note: Refrigerators and freezers, no matter where they are located, are two appliances that should never be plugged into a GFCI circuit. They have a bad habit of causing the protective device to trip, or turn off and may result in spoiled food.

C. Other

Comments:



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Natural gas

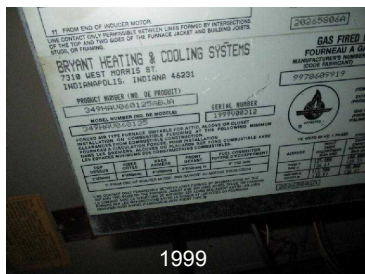
Comments:

Unit #1

Approx. age: 1999 (23 years)

- The gas line for the furnace was noticed to be missing its drip leg. The drip leg helps prevent blockage and should be installed to prevent build-up of sediment inside the gas line. Install for proper functionality.

- The heating equipment is an older unit and is past its manufacturer warranty and usual life expectancy. Recommend getting the equipment serviced by a licensed HVAC technician if not done so in the past year.



B. Cooling Equipment

Type of Systems: Central A/C

Comments:

Unit #1 (5 Ton)

Approx. age: 2015 (7 years)

- The primary drain line was not fully insulated at the attic space. The drain line can create condensation and drip moisture onto the drywall/insulation. Correct as needed.

Ambient air test was performed by using a thermal/infrared instrument on the air handler of the system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees, which indicates if the unit is cooling as intended. this is called a Delta T test.

Supply Air Temp: 58F

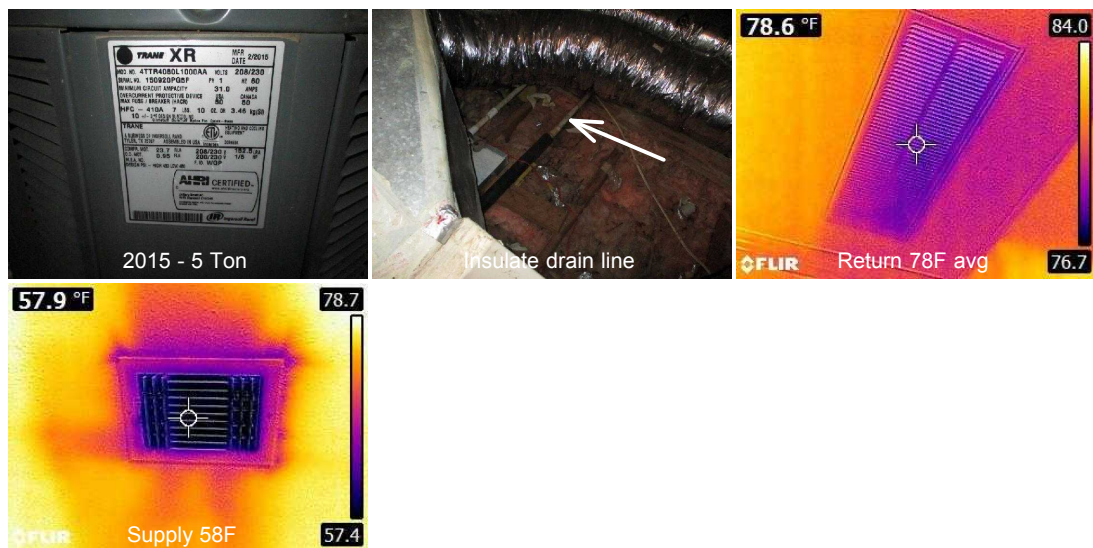
Return Air Temp: 78F

Temp. Differential: 20F

- Although the system has met the requirements for the Delta T test, the conditioned air supplied to several different rooms, was not uniform and balanced. There was differentials of more than 10 degrees between some of the rooms. Recommend a licensed and insured HVAC technician balance the system for proper cooling of all areas of the home.

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

I NI NP D



Note: Please verify that HVAC equipment has been serviced recently, preferably in the last year. Neglect of annual servicing for the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.

Note: The inspector did not program digital-type thermostats or controls or operate setback features on thermostats or controls. The inspector did not inspect the pressure of the system coolant or determine the presence of leaks in the system.

C. Duct Systems, Chases, and Vents

Comments:

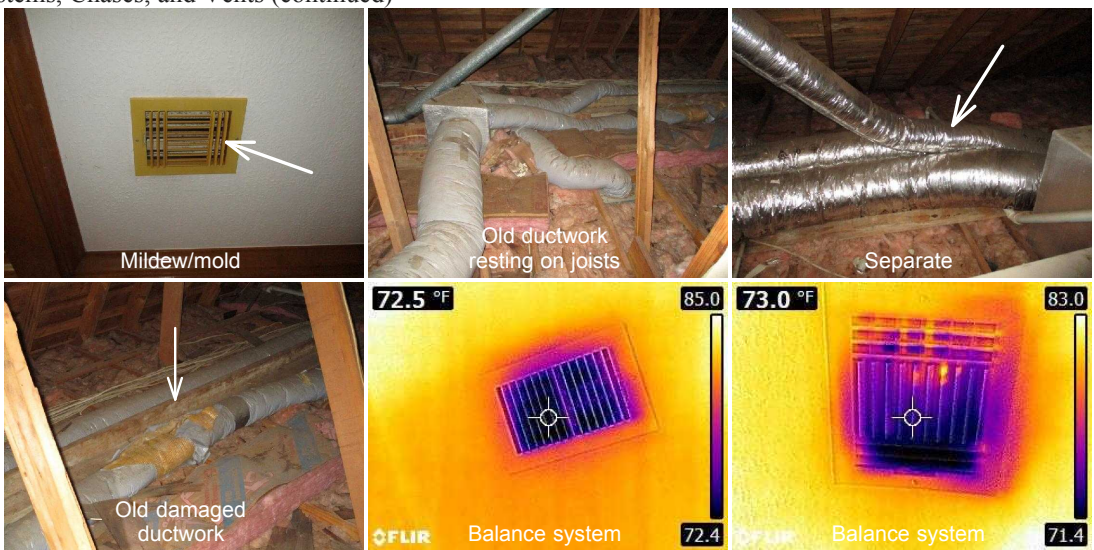
- Several supply and return vents were observed to be dirty and have build up on them. Recommend cleaning vents and ducts for better efficiency of the system and to prevent health problems.
- The ductwork should be suspended from the rafters and not resting on the ceiling joists. This helps to prevent kinks and warped ducts for better air flow of the system. Correct as needed.
- Duct work touching / overlapping at several locations. These areas should be separated with batt insulation to prevent the buildup of condensation between the ductwork.
- The duct work was noticed to be older and damaged at several locations. Repair/Replaces as needed for optimum efficiency of the system and to prevent leaks of conditioned air at the attic space.
- Recommend balancing the ductwork for the HVAC system. The thermal revealed minimal airflow and increased temperatures at the supply vents at several rooms. Recommend a licensed and insured HVAC technician further evaluate the ductwork and make any adjustments/repairs.

Client: Nathan Smith

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

I NI NP D

C. Duct Systems, Chases, and Vents (continued)



D. Other
 Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Yard
 Location of main water supply valve: Exterior
 Static water pressure reading: 40-80 psi (Normal)
 Type of supply piping material: Copper, Galvanized
 Comments:

Bathtubs, Showers, and Sinks:

- The kitchen sink was observed to be loose where it should be sealed to the counter top. This allows water to leak into the cabinet space below. Repair/Replace as needed.
- The diverter valve for the showers were not operating correctly. The valve would not close completely in order to divert all the water to the above shower fixture. Repair as needed.
- The Hot/Cold supply lines for the master bathroom tub were observed to be reversed. Recommend properly installing supply lines to prevent possible burns from hot water. Repair as needed.
- The water supply valve for the upstairs bathroom was observed to leak when the fixture was turned on. Repair/Replace as needed to prevent further deterioration.
- The tub at the upstairs bathroom was observed to be damaged and have worn patches from previous repairs. Correct as needed.

Commodes:

- The master bathroom commode, was observed to be loose at its base. Loose commodes can damage the wax flange seal, and create a leak. Repair/Replace as needed.

Client: Nathan Smith

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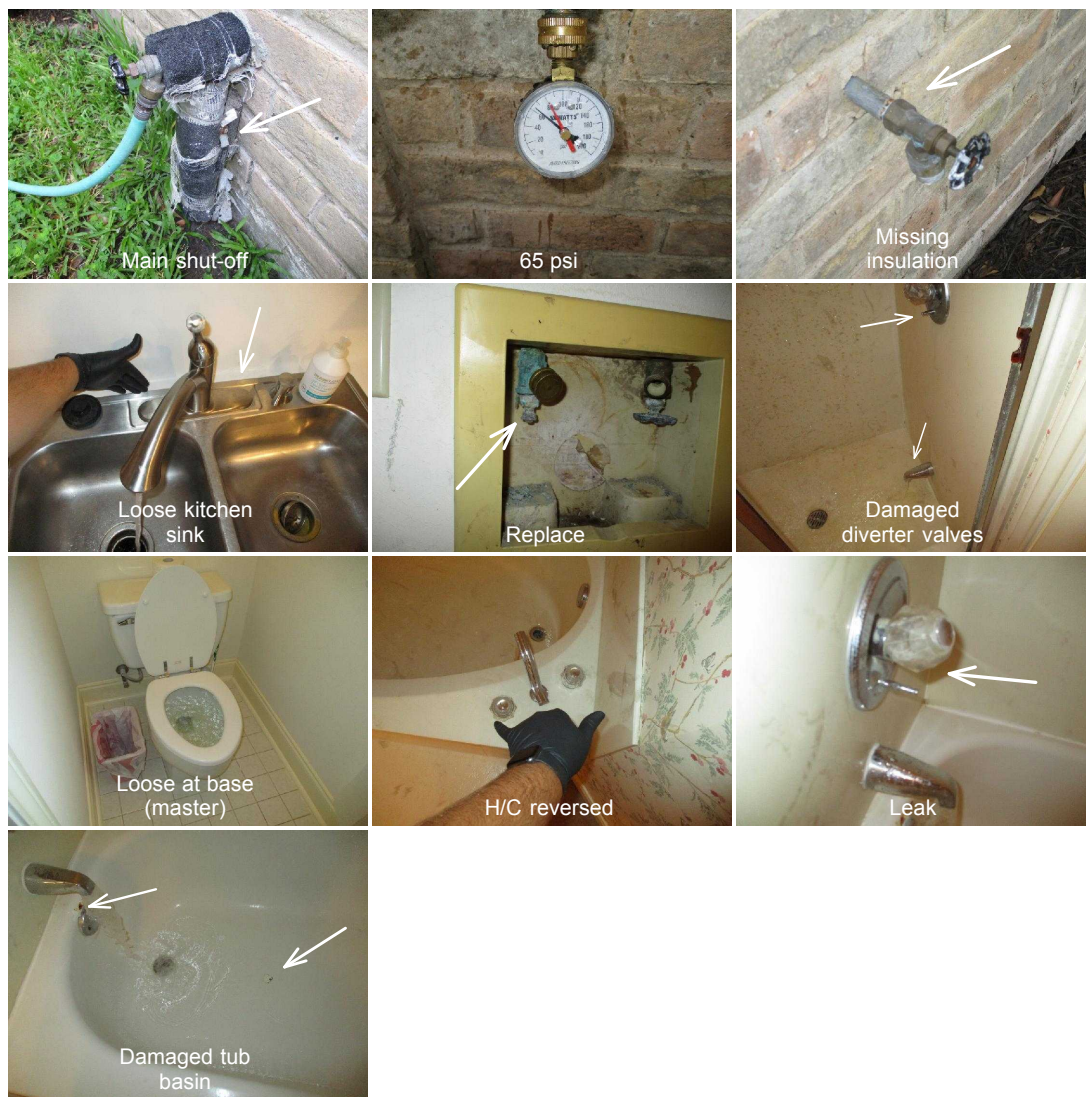
A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Washing Machine Connections:

- The washing machine connections were observed to be damaged/deteriorated. Repair/Replace as needed.

Exterior Plumbing:

- The exterior plumbing for the home was noticed to be missing the proper insulation material around the exposed pipe. Recommend installing insulation, to prevent freezing during lower temperatures.



B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

- All drains, wastes, and vents were performing as intended at time of inspection.

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C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 50 gal

Comments:

Unit #1 (50 gal)

Approx. Age: 2015 (7 years)

- The temperature and pressure relief valve (T&P) for the water heater would not function properly at the time of the inspection. T&P valves protect the water heater equipment from excess pressure. Repair/Replace as needed.

- The water heater was operating as intended at the time of the inspection.



Note: Manufacturers recommend testing the water heater temperature and pressure relief valve routinely to ensure that waterways are clear and the device is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove T&P valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that valves, which have not been properly maintained or are in excess of 3 years of age do not reseat themselves or may later begin to leak. The danger of a defective T&P valve is that water in a closed system (water heater tank) and under pressure has a much higher boiling point, which varies with pressure.

D. Hydro-Massage Therapy Equipment

Comments:

Note: Due to possible health hazards associated with using the hydrotherapy equipment, proper disinfecting and cleaning is recommended prior to use.

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior surface mount at side of home

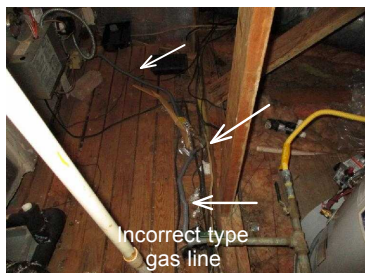
Type of gas distribution piping material: Cast iron

Comments:

- The gas piping for the water heater and furnace at the attic space, was observed to be flex line. The gas piping should be made of cast iron and properly secured to the decking to prevent damage. Correct as needed.

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

I NI NP D



F. Other

Comments:

V. APPLIANCES

Note: Appliances were tested using normal operating settings and only for a short period. Thermostats, timers, self-cleaning cycles and other features and controls are not tested for operation.

A. Dishwashers

Comments:

- There was no high loop or air gap for the dishwasher drain line. These methods prevent dirty water from backing up into the dishwasher. Correct as needed.



B. Food Waste Disposers

Comments:

- The Garbage Disposal appeared to be performing as expected at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

- The Range Hood appeared to be performing as expected at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Comments:

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

I NI NP D

D. Ranges, Cooktops, and Ovens (continued)

- The Oven appears to be performing as intended at the time of the inspection.
- The cook-top appears to be performing as intended at the time of the inspection.

E. Microwave Ovens

Comments:

- The Microwave appears to be performing as intended at the time of the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The laundry room did not have an exhaust fan installed. Exhaust fans are required in laundry rooms where there is no operable window. This helps to prevent moisture and humidity build up. Install as needed.
- The master bathroom did not have an exhaust fan installed in the main area. Exhaust fans are required in bathrooms where there is no operable window. This helps to prevent moisture and humidity build up. Install as needed.



G. Garage Door Operators

Comments:

- There should be a fastener installed to disable the locking mechanisms for the overhead garage door, when there is a operator installed. This prevents the door from being locked and damaged. Correct as needed.



Note: As of January 1, 1991, federal law requires manufactures of garage doors to provide an internal reversing mechanism that causes the door to reverse when it hits an obstruction. Also, federal law requires that all residential garage door openers sold in the United States since 1993 must include an additional protection against entrapment, such as photoelectric eyes or a sensing edge. The law also requires

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

I NI NP D

that, if these sensors become inoperative, the opener will not function. Your garage door opener can be dangerous if it does not have these safety devices in place and can result in injury or death.

H. Dryer Exhaust Systems

Comments:

Note: Dryer vents should be periodically checked for excessive lint buildup. Cleaning the dryer's lint screen before each use will prevent lint buildup and saves energy.

I. Other

Comments:

- Several smoke detectors were not installed at all required areas. Smoke detectors are required in all bedrooms outside all bedrooms and at least one on each floor of the structure. This is a safety issue and should be corrected as soon as possible.



Note: Refrigerators and similar appliances are not inspected for operation, as they are not included in the "general scope" of this inspection.

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

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

Summary

I. STRUCTURAL SYSTEMS

A. Foundations

- The foundation walls should be exposed at a minimum 4" for masonry siding (Brick, Stone, Stucco), and a minimum of 6" for non-masonry siding material. Recommend removing excess grade for proper exposure and to assure proper drainage away from the foundation walls and to deter wood destroying insects.
- There were trees and exposed roots in close proximity to the foundation wall. Tree roots can cause uneven settling and movement, resulting in Foundation issues. Recommend removing trees that are within 10-15ft of the structure, to prevent future foundation problems.
- The foundation walls were not exposed at all locations and could not be visibly inspected.
- The foundation appears to be performing as intended at the time of the inspection, common settling was noticed.

Type of Foundation(s): Slab on Grade

B. Grading and Drainage

- There were no gutters installed on the home. Gutters are not required, however, they are highly encouraged to prevent erosion of the soil around the foundation. Install as needed.
- The lack of gutters on the home has resulted in erosion around the exposed foundation walls. Recommend installing gutters to prevent further trenching around the structure.
- There appears to be improper grading and drainage of the property at the right and rear side of the structure. The property should be graded so that surface water will drain away from foundation walls at a minimum slope of 6" within 10'. Lot drainage should divert to the street as to not create a hazard on the property.

C. Roof Covering Materials

- Trees were observed to be in contact with the roof surface. Recommend trimming trees to give 36" clearance to prevent rapid deterioration of the roof covering material. Correct as needed.
- Several areas at the roof were noticed to have damaged, loose or missing shingles. Repair/Replace as needed.
- Previous repairs were observed at the roof surface. Possibly from previous leaks or damage due to trees.
- All vents, plumbing stacks, and flashing are required to be painted to prevent rapid deterioration from UV and weather exposure. Paint as needed.
- Exposed nail heads were observed at the roof surface and vents. Recommend sealing all exposed nail heads to prevent moisture penetration into the attic space. Correct as needed.
- Chimneys are required to have crickets installed when they pass through the roof surface and the chimney is wider than 30". This prevents water and debris from collecting at the area behind the chimney. Correct as needed.
- There should be a 2" space of exposed underlying flashing where the exterior siding meets the roof surface. The spacing allows for visual inspection of the flashing and to prevent rapid deterioration of the siding and roof covering. Repair/Replace as needed.
- Raised flashing was observed at several locations on the roof. flashing helps prevent moisture penetration and should be sealed periodically as a part of regular homeowner maintenance. Repair and seal as needed.

Summary (continued)

C. Roof Covering Materials (continued)

- The shingles were observed to be showing signs of deterioration consistent with the age of the roof covering. The shingles were noticed to have granule loss and blistering around the edges. Recommend a licensed and insured roofer evaluate the roof to provide an accurate life expectancy of the roof covering material.

Types(s) of Roof Covering: Shingles Viewed From: Ground level, Drone

D. Roof Structures and Attics

- The attic access door would not seal properly. Recommend adjustment/repair to prevent AC/heat loss.
- The pull down attic access door was not insulated. Recommend installing insulation or a properly rated cover to prevent AC/heat loss.
- There was no decking/landing at the top of the attic access ladder, making it hard to access the attic space. Correct as needed.

Viewed From: In the Attic, some areas were inaccessible due to head space and missing decking/platforms Approximate Average Depth of Insulation: 8-10" Batt

E. Walls (Interior and Exterior)

Interior walls:

- The interior walls appear to be performing as intended at the time of the inspection. Settling was observed in the form of small cracks, drywall screw pops, and visible tape joints. No structural issues were noticed at the time of the inspection.

Exterior walls:

- Several brick cracks were observed at the exterior masonry siding. These appear to be from settling/movement, No structural issues were observed at the time of the inspection.
- There were areas of moisture damage at the exterior wood siding. Repair/replace as needed to prevent further deterioration.

G. Doors (Interior and Exterior)

Interior doors:

- Several doors are in need of minor adjustments due to loose or worn hardware. Repair/Replace as needed.
- Several doors were noticed to be damaged. Repair/Replace as needed.

Exterior doors:

- Several doors are in need of minor adjustments due to loose or worn hardware. Repair/Replace as needed.
- The front entry door was observed to have damaged glass. Repair/Replace as needed.
- Any keyed locks for exterior doors should be changed to manual locks that do not require a key to operate from the inside. These doors are main paths of egress and pose a potential safety hazard if the home needs to be evacuated. Correct as needed.
- The attic access door located in the upstairs bedroom closet did not appear to be insulated or a fire-rated attic door. This door should be replaced with a permitted door with the appropriate insulation, fire-rating and should be self latching. Correct as needed.

Summary (continued)

H. Windows

- The windows at the upstairs, were noticed to be the improper height above the finished floor. Operable windows are required to be a minimum height of 24 inches above the interior floor when they are more than 72 inches above the exterior final grade. This is a safety concern and should be corrected with locks that limit the opening of the window until the sill is the correct height.
- A window in the upstairs gameroom, was starting to fog on the interior sides of the panes. This is the result of a broken seal. A broken seal does not diminish the integrity of the windows. However, it does lose the majority of its energy efficiency features once the seal is broken. Repair/Replace as needed.

I. Stairways (Interior and Exterior)

- The wood balusters at the staircase were observed to be loose/damaged. Repair/Replace as needed to prevent further deterioration and risking safety.
- The railing at the wall for the staircase should start and terminate at the wall and should be continuous to prevent clothing from being snagged on railing. Correct as needed.

J. Fireplaces and Chimneys

- The fireplace appears to be performing as intended at the time of the inspection. The gas fireplace was not ignited due to starter logs being in place at the time of the inspection. The gas was run and the valve appeared to be working at the time of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels Aluminum,

Panel: 200 amp / GE

- The breakers were not properly labeled at the panel. Correct as needed for proper identification of the electrical system.
- White wires used for power distribution, connected to breakers with no colored tab for identification. This is a safety hazard. Recommend proper labeling of the wire(s).
- There were no AFCI breakers installed at the time of the inspection. AFCI breakers were not required in older residential construction. However, they are required in all living areas of the home, such as bedrooms, living rooms, study, game-room, hallways, etc. Recommend a licensed Electrician come out and make all necessary repairs.
- Main service wires were missing the required anti-oxidant solution. Aluminum wiring can become very hot and also corrode over time. It is crucial to apply an anti oxidant solution where the wires meet the lugs inside the panel. correct as needed.
- The breaker for the AC was observed to be a 60 amp when the current AC unit calls for a maximum 50 amp breaker. Recommend a licensed and insured electrician install the correct size breaker for the unit to prevent overheating of the system and wiring. This could cause damage to a system or home if the breaker does not trip when needed.
- The thermal camera did not detect any areas of overheating breakers or wiring, within the electrical panel.

B. Branch Circuits, Connected Devices, and Fixtures

Fixtures/Switches:

Summary (continued)

B. Branch Circuits, Connected Devices, and Fixtures (continued)

- A few switches throughout the home were observed to be damaged. Repair/Replace as needed.
- Several light fixtures throughout the home were not functioning at the time of the inspection. Possibly bulb related. Repair/replace as needed.

Outlets/Wiring:

- There were no GFCI protected outlets installed at the home. GFCI protected outlets are required to prevent electrical shock. GFCI protected outlets should be installed at all exterior, garage, kitchen, bathroom, laundry room, and wet bar outlets. Recommend a licensed and insured electrician further evaluate the electrical system and make any necessary changes/repairs.
- Several outlets were observed to be loose throughout the home. Repair/Replace as needed.
- All accessible outlets were checked for open grounds, open neutrals, open hot, hot/ground reverse, hot/neutral reverse, and proper GFCI requirements.

Type of Wiring: Copper

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Unit #1

Approx. age: 1999 (23 years)

- The gas line for the furnace was noticed to be missing its drip leg. The drip leg helps prevent blockage and should be installed to prevent build-up of sediment inside the gas line. Install for proper functionality.
- The heating equipment is an older unit and is past its manufacturer warranty and usual life expectancy. Recommend getting the equipment serviced by a licensed HVAC technician if not done so in the past year.

Type of System: Forced air Energy Source: Natural gas

B. Cooling Equipment

Unit #1 (5 Ton)

Approx. age: 2015 (7 years)

- The primary drain line was not fully insulated at the attic space. The drain line can create condensation and drip moisture onto the drywall/insulation. Correct as needed.

Ambient air test was performed by using a thermal/infrared instrument on the air handler of the system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees, which indicates if the unit is cooling as intended. this is called a Delta T test.

Supply Air Temp: 58F

Return Air Temp: 78F

Temp. Differential: 20F

- Although the system has met the requirements for the Delta T test, the conditioned air supplied to several different rooms, was not uniform and balanced. There was differentials of more than 10 degrees between some of the rooms. Recommend a licensed and insured HVAC technician balance the system for proper cooling of all areas of the home.

Type of System: Central A/C

Summary (continued)

C. Duct Systems, Chases, and Vents

- Several supply and return vents were observed to be dirty and have build up on them. Recommend cleaning vents and ducts for better efficiency of the system and to prevent health problems.
- The ductwork should be suspended from the rafters and not resting on the ceiling joists. This helps to prevent kinks and warped ducts for better air flow of the system. Correct as needed.
- Duct work touching / overlapping at several locations. These areas should be separated with batt insulation to prevent the buildup of condensation between the ductwork.
- The duct work was noticed to be older and damaged at several locations. Repair/Replaces as needed for optimum efficiency of the system and to prevent leaks of conditioned air at the attic space.
- Recommend balancing the ductwork for the HVAC system. The thermal revealed minimal airflow and increased temperatures at the supply vents at several rooms. Recommend a licensed and insured HVAC technician further evaluate the ductwork and make any adjustments/repairs.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Bathtubs, Showers, and Sinks:

- The kitchen sink was observed to be loose where it should be sealed to the counter top. This allows water to leak into the cabinet space below. Repair/Replace as needed.
- The diverter valve for the showers were not operating correctly. The valve would not close completely in order to divert all the water to the above shower fixture. Repair as needed.
- The Hot/Cold supply lines for the master bathroom tub were observed to be reversed. Recommend properly installing supply lines to prevent possible burns from hot water. Repair as needed.
- The water supply valve for the upstairs bathroom was observed to leak when the fixture was turned on. Repair/Replace as needed to prevent further deterioration.
- The tub at the upstairs bathroom was observed to be damaged and have worn patches from previous repairs. Correct as needed.

Commodes:

- The master bathroom commode, was observed to be loose at its base. Loose commodes can damage the wax flange seal, and create a leak. Repair/Replace as needed.

Washing Machine Connections:

- The washing machine connections were observed to be damaged/deteriorated. Repair/Replace as needed.

Exterior Plumbing:

- The exterior plumbing for the home was noticed to be missing the proper insulation material around the exposed pipe. Recommend installing insulation, to prevent freezing during lower temperatures.

Location of water meter: Front Yard Location of main water supply valve: Exterior Static water pressure reading: 40-80

Summary (continued)

- A. Plumbing Supply, Distribution Systems and Fixtures (continued)
psi (Normal) Type of supply piping material: Copper, Galvanized
- C. Water Heating Equipment

Unit #1 (50 gal)
Approx. Age: 2015 (7 years)

- The temperature and pressure relief valve (T&P) for the water heater would not function properly at the time of the inspection. T&P valves protect the water heater equipment from excess pressure. Repair/Replace as needed.
- The water heater was operating as intended at the time of the inspection.

Energy Source: Natural gas Capacity: 50 gal

- E. Gas Distribution Systems and Gas Appliances

- The gas piping for the water heater and furnace at the attic space, was observed to be flex line. The gas piping should be made of cast iron and properly secured to the decking to prevent damage. Correct as needed.

Location of gas meter: Exterior surface mount at side of home Type of gas distribution piping material: Cast iron

V. APPLIANCES

- A. Dishwashers

- There was no high loop or air gap for the dishwasher drain line. These methods prevent dirty water from backing up into the dishwasher. Correct as needed.

- F. Mechanical Exhaust Vents and Bathroom Heaters

- The laundry room did not have an exhaust fan installed. Exhaust fans are required in laundry rooms where there is no operable window. This helps to prevent moisture and humidity build up. Install as needed.
- The master bathroom did not have an exhaust fan installed in the main area. Exhaust fans are required in bathrooms where there is no operable window. This helps to prevent moisture and humidity build up. Install as needed.

- G. Garage Door Operators

- There should be a fastener installed to disable the locking mechanisms for the overhead garage door, when there is a operator installed. This prevents the door from being locked and damaged. Correct as needed.

- I. Other

- Several smoke detectors were not installed at all required areas. Smoke detectors are required in all bedrooms outside all bedrooms and at least one on each floor of the structure. This is a safety issue and should be corrected as soon as possible.

HOUSE UPDATES

General Updates (throughout the entire home):

- New paint throughout the house (ceilings, walls, closets, pantry)
- New ceiling fans throughout house (all three bedrooms and living room area)
- All ceiling lights replaced with new flush mount lighting
- All light switch plates, outlet plates and outlets replaced
- New smoke detectors throughout house

Master Bathroom & Bedroom:

- Master bathroom gutted and redone (new vanity, backsplash, medicine cabinet, vanity light, fan added, new tile on floor, tub removed/shower added, wood paneling on ceiling, new baseboards, additional electrical plug added next to toilet, new toilet, new hardware for towels, new blinds and added barn door)
- New blinds in master bedroom
- New vinyl flooring in master bedroom (originally carpet)
- Closet system installed in master bedroom closet
- New baseboards in master bedroom
- New framing/trim around closet

Hallway:

- Upgraded / added new doors on hallway linen closet

- Additional light added to hallway
- Nest thermostat added in hallway

Second Bathroom:

- Second bathroom redone: new vanity, medicine cabinet, vanity light, new tub / shower, new baseboards, new toilet, and new hardware for towels

Bedrooms:

- Swinging double doors in both bedroom closets replaced with sliding mirrored doors

Dining Room:

- Shelving added to dining room area
- Shelving added to corner of kitchen (we used it for our coffee cart/coffee station)
- New glass sliding door with built-in blinds (new trim, stain matches the shelving throughout the house)

Laundry Room:

- Breakers updated by electrician
- Dryer vent replaced
- Natural gas line capped (electric/gas washer/dryer)

Kitchen:

- New over the range microwave installed (with vent)

- New stainless steel refrigerator (sold with the home)
- New garbage disposal
- New faucet (kitchen sink)
- New stainless steel dishwasher (sold with the home)
- Skinny cabinets with pegboard added for additional storage space
- New lights in the kitchen

Family/Living Room:

- Bookshelf shelving added
- Decorative shelf added
- Shoe storage bins and hooks added next to front door
- TV wall mount installed
- New air return vents

Side Yard:

- Xeriscaping - grass replaced with crushed granite to be more eco friendly and conserve water
- 50gal rain barrel collector added to downspout
- Hose spigot replaced with frost-free spigot
- Storage rack/shelving added to lockable storage area in the carport

