INTEGRITY PROPERTY INSPECTION SERVICES, PLLC

Property Inspection Report

10327 Glenfield Park Lane, Houston, Texas 77070
Inspection prepared for: Steve & Cathy Hamlin
Date of Inspection: 7/2/2020 Time: 1:00 pm
Age of Home: 2004 - 14 years Size: 1,895 sq ft
Weather: Sunny & 91 degrees
This home was occupied at the time of inspection.

Inspector: Steve Kelly
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PROPERTY INSPECTION REPORT

Prepared For: Steve & Cathy Hamlin
(Name of Client)

Concerning: 10327 Glenfield Park Lane, Houston, Texas 77070
(Address or Other Identification of Inspected Property)

By: Steve Kelly, License # 20498 7/2/2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturerÂs 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 sellerÂs 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 inspectorÂs 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 clientÂs responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (http://www.trec.texas.gov).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as ÂDeficientÂ”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 Âgrandfathered Â”because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X			X	A. Foundations

Type of Foundation(s):
• Post tension slab on grade
Comments:
• It is the opinion of this inspector, this homes foundation appeared to be functioning as intended on the day of inspection.
• Honeycombing was found on the right side of this home. Recommend grouting this area.
• A corner pop was found on the left front corner of this home. Recommend repairing this corner pop in order to provide support for the brick veneer and minimize the potential for pest access.
• A crack was found on the right front corner of this home's foundation. This crack should be grouted in order to prevent moisture penetration and access by insects.
• An exposed post tension cable end was found on the right side of this home. The end of this cable should be grouted in order to protect its structural integrity.
• Recommend consulting a general contractor for further evaluation and corrective action.

Corner pop on the left front corner of this home.

Crack on the right front corner of this home.

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

I	NI	NP	D

Exposed post tension cable end on the right side of this home.

Honeycombing on the right side of this home.

More honeycombing on the right side of this home.

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

I	NI	NP	D	
X			X	B. Grading & Drainage

Comments:
• Recommend adding gutters to the sides and rear of the home in order to move runoff away from this homes foundation and minimize the potential for erosion.
• Grading:
• Tree roots were found surfacing at the front and rear of this home. Recommend monitoring these roots and trimming them as necessary in order to prevent them from damaging the foundation.
• The trees at the front of this home are in contact with the fascia and roof. Recommend trimming the trees back at least 3-4 feet in order to prevent them from damaging the roof and fascia as well as acting as a bridge for pests and rodents.
• Some shrubs at the front of this home are in contact with the structure. Recommend trimming the shrubs back at least 12-14" in order to prevent them from acting as a bridge for pests and rodents.
• Recommend consulting a general contractor for further evaluation and corrective action.

I	NI	NP	D	
X	X		X	C. Roof Covering Materials

Type(s) of Roof Covering:
• Asphalt shingles
Viewed From:
• Ground
Comments:
• Recommend sealing around all roof top vent flashing and vent penetrations every 5-6 years in order to prevent moisture penetration.
• Due to the potential to damage the roof covering materials, the shingles were not lifted in order to view the fastener pattern.
• A lifting hip shingle was found on the left rear corner of the patio. Lifting shingles were also found at several of the vent boots. Recommend securing the lifting shingles to the roof surface in order to prevent damage due to wind lift and moisture penetration.
• Lifting drip edge flashing was found on the left side of this home. Recommend securing the drip edge flashing to the roof surface and flush to the fascia in order to prevent damage due to wind lift and moisture penetration.
• Lifting counter and step flashing was found on the right side of this home. Recommend securing the lifting flashing to the roof surface in order to prevent damage due to wind lift and moisture penetration.
• Recommend consulting a roofing contractor for further evaluation and corrective action.

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

I	NI	NP	D

Lifting drip edge flashing on the left side of this home.

Lifting step and counter flashing at the chimney.

Lifting hip shingle on the left rear corner of the patio.

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

I	NI	NP	D	
X	X		X	D. Roof Structures and Attics

Approximate Average Depth of Insulation:
• The horizontal insulation is approximately 12 inches deep.
Approximate Average Thickness of Vertical Insulation:
• The vertical insulation is approximately 4 inches thick.
Comments:
• Unable to inspect the entire roof structure due to limited attic access.
• Lifting flashing was found at the roof top attic vent cover on the rear of this home. Recommend securing the flashing to the roof structure and sealing the nail heads in order to prevent damage due to wind lift and moisture penetration.
• Weather stripping is missing around the edge of the attic access door. Recommend installing weather stripping in order to create a tighter seal around the door and minimize the loss of conditioned air.
• Recommend consulting a general contractor for further evaluation and corrective action.

Lifting attic vent cover flashing on the rear of this home.

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

I	NI	NP	D	
X	X		X	E. Walls (Interior and Exterior)

Wall Materials:
• Exterior walls are covered with brick and fiber cement siding.
• Interior walls are covered with drywall.
Comments:
• Many areas in this home and garage were not accessible for visual inspection due to furniture or stored items.
• Exterior:
• Gaps found at the siding seams and the exposed nail heads should be sealed using a silicone based sealant.
• Uneven gapping was found between the right rear family room window and bricks. This may be a sign of structural movement or settling. Recommend monitoring this area for further movement.
• Sealant gaps were found at several of the exterior wall penetrations. Recommend sealing these gaps in order to prevent pest access and moisture penetration.
• Deteriorating sealant was found at many of the exterior wall penetrations. Recommend removing and replacing the deteriorating sealant.
• A gap was found between the brick and brick frieze on the right rear corner of this home. Recommend sealing this gap in order to minimize the potential for pest and rodent access.
• Interior:
• A crack was found in the drywall above the master bedroom door. Recommend repairing this crack and monitoring it for future development..
• Damaged baseboards and casing were found in the hall outside the guest bedrooms. Recommend replacing the baseboards and casing.
• The trim at the front of the guest bathtub and master shower is loose. Recommend securing this trim to the front of the bathtub and shower.
• Recommend consulting a general contractor for further evaluation and corrective action.

Sealant gaps at the rear window on the left side of this home.

Gap between the brick and brick frieze on the right rear corner of this home.

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

I	NI	NP	D

Gaps at the siding seams and exposed nail heads on the rear of this home.

Sealant gaps and uneven gapping at the right rear family room window.

Gap around the sprinkler cable conduit on the right side of this home.

Loose trim at the front of the guest bathtub.

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

I	NI	NP	D

Damaged baseboards in the hall outside the guest bedrooms.

Loose trim at the front of the master shower.

X	X		X	F. Ceilings and Floors

Ceiling & Floor Materials:
• Ceilings are covered with drywall.
• Floors are covered with carpet, tile and vinyl.
Comments:
• Many areas in this home and garage were not accessible for visual inspection due to furniture and stored items.
• Ceilings:
• Holes were found in the ceiling in the middle guest bedroom and master closet. Recommend repairing these holes.
• Recommend consulting a general contractor for corrective action.
• Floors:
• Damaged vinyl was found in the master bathroom and damaged tiles were found in the left rear corner of the dining room. Recommend replacing the damaged vinyl and tiles.
• Recommend consulting a flooring contractor for further evaluation and corrective action.

X			X	G. Doors (Interior and Exterior)

Comments:
• A door closer is required on the door leading from the home to the garage in order to prevent the door from remaining open and allowing fumes and combustion gases to enter the home.
• Recommend consulting a general contractor for further evaluation and corrective action.

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

I	NI	NP	D	
X			X	H. Windows

Window Types:
• Garden style windows
• Windows are double hung, double glazed and made of vinyl.
Comments:
• A window screen is missing at the right rear breakfast room window. This screen should be replaced.

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

Comments:

I	NI	NP	D	
X	X			J. Fireplaces and Chimneys

Locations:
• Fireplace is located in the family room.
Types:
• Fireplace is prefabricated and gas fueled.
Comments:

I	NI	NP	D	
X			X	K. Porches, Balconies, Decks, and Carports

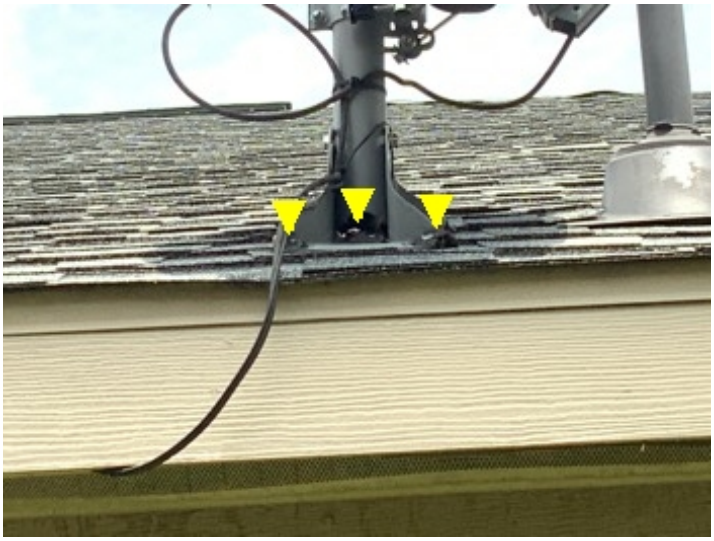
Comments:
• Damaged trim was found on both of the patio posts. Damaged siding was found on the left rear patio post. Recommend replacing the siding and trim.
• Recommend consulting a general contractor for further evaluation and corrective action.

Missing trim and damaged siding on the left rear patio post.

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

I	NI	NP	D	
X	X		X	L. Other

Materials:
• Cabinets
• Satellite Dish
• Kitchen counter top
Comments:
• The inside of the cabinets under the sinks and vanities were not fully visible due to stored personal items.
• Exposed bolt heads were found at the satellite dish mounts on the right side of this home. These bolt heads should be sealed with roof mastic in order to prevent moisture penetration. A roofing contractor should be consulted for corrective action.
• The Formica countertop at the kitchen sink is damaged.
• Recommend consulting a general contractor for corrective action.



Exposed bolt heads at the satellite dish mount.

Damaged countertop at the kitchen sink.

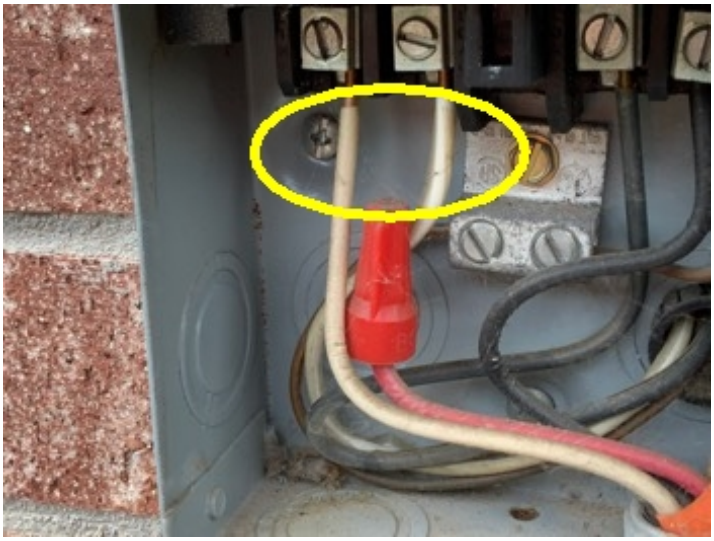
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

II. ELECTRICAL SYSTEMS

I	NI	NP	D	
X			X	A. Service Entrance and Panels

Panel Locations:
• The GE electric service panel is located on the right side of this home.
Materials & Amp Rating:
• Copper branch circuit cables
• Aluminum service entrance cables
• 150 amp
Comments:
• A pipe clamp was used to secure the ground cable to the ground rod on the right side of this home. Recommend replacing the pipe clamp with an acorn ground clamp in order to secure the ground cable directly to the ground rod.
• The panel is not clearly labeled. Therefore, it was not possible to determine which rooms breakers are assigned to.
• No antioxidant paste was found around the aluminum service entrance conductors at the terminals in the service panel. Antioxidant paste should be applied in order to minimize the potential for thermal expansion.
• There is a "hot" or charged white cable in the panel at the AC breaker which is not properly marked. This cable should be marked with black or red electrical tape near the breaker to indicate it is charged.
• There are "hot" or charged white cables in the condensing unit service disconnect which are not properly marked. These cables should be marked with black or red electrical tape near the breakers to indicate they are charged.
• Recommend consulting a licensed electrician for further evaluation and corrective action.

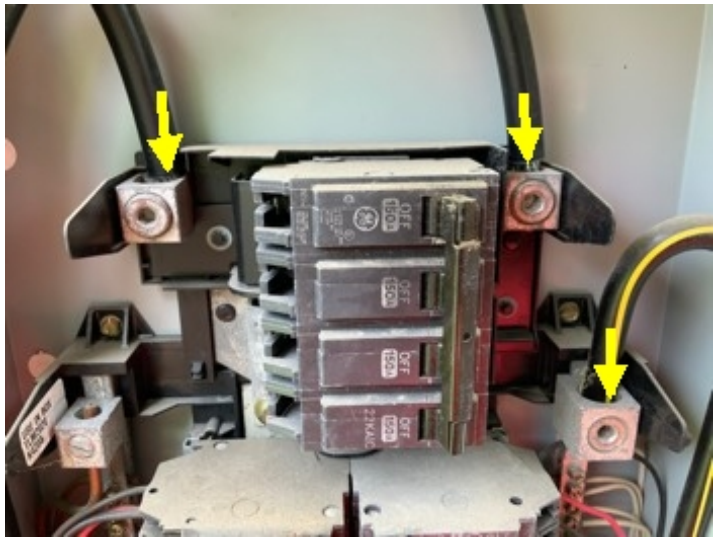


Unmarked and charged white cables in the condensing unit service disconnect.

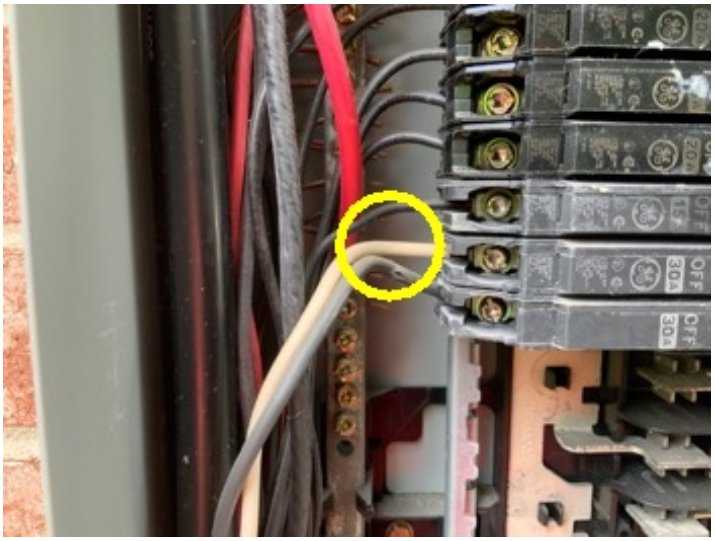
Pipe clamp on the ground rod.

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

I	NI	NP	D



No antioxidant paste around the aluminum service entrance conductors at the terminals.



Unmarked and charged white cable at the AC breaker.

Example of an acorn ground clamp.

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

I	NI	NP	D	
X	X		X	B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper wiring
• 150 amp service panel
Comments:
• Many of the receptacles in this home and garage were not accessible for inspection due to furniture and stored items.
• Recommend changing all smoke and carbon monoxide detector batteries twice yearly in order to ensure they are always in good working condition.
• The AFCI circuits were not tested since this home was occupied at the time of the inspection.
• The ceiling fan in the middle guest bedroom appears to be out of balance. Recommend balancing this fan in order to minimize stress on the mount.
• Loose receptacles were found on the front porch and left side of this home. Recommend securing the loose receptacles to their junction boxes.
• The smoke detectors in this home appear to be quite old. All of the existing detectors should be replaced since they lose sensitivity at around ten years.
• Carbon monoxide detectors are required in halls adjacent to sleeping rooms when a home is equipped with gas fueled appliances. Recommend installing combination smoke and carbon monoxide detectors in the halls outside the sleeping rooms.
• Recommend consulting a licensed electrician for further evaluation and corrective action.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X	X		X	A. Heating Equipment

Type of System and Energy Source:
• The American Standard forced air heating system is gas powered and located in the attic.
Energy Source:
• AC compressor is electric powered.
Comments:
• Unable to test the homes heating system because the temperature outdoors was in excess of 70 degrees at the time of inspection.
• Recommend having the heating unit serviced prior to turning it on in the fall.
• Inspecting the heat exchanger would require dismantling the unit, which is outside the scope of this inspection.
• There is no sediment trap present where the CSST flex gas pipe transitions to the steel gas pipe at the unit. Recommend installing a sediment trap.
• Recommend consulting a licensed HVAC professional for further evaluation and corrective action.

No sediment trap.

Example of a gas pipe sediment trap.

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

I	NI	NP	D	
X	X			B. Cooling Equipment

Type of Systems:
Comments:
• The American Standard electric condensing unit is located on the left side of this home. This unit's cooling capacity is 4 tons and was manufactured in 5/2016.
• The thermostat was set to 70 degrees. Approximately one hour later, the temperature was measured at the air supply registers (average of 57.1 degrees) and at the return air register was 72.4 degrees. The difference between the temperature at the return air registers and air supply registers was 15.3 degrees which is within the acceptable range of 15-20 degrees.
• Inspecting the evaporator coils would require disassembling the evaporator unit. Disassembling an evaporator unit is outside the scope of this inspection.
• Recommend having the HVAC unit serviced prior to turning it on in the spring.

American Standard condensing unit on the left side of this home.

Condensing unit data plate.

I	NI	NP	D	
X	X		X	C. Duct System, Chases, and Vents

Comments:
• Unable to inspect all of the ducts due to limited attic access.
• Recommend changing your HVAC filter(s) at least once per month unless otherwise instructed by the equipment manufacturer.
• The return air filters are dirty and should be replaced.

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

I	NI	NP	D

IV. PLUMBING SYSTEM

I	NI	NP	D	A. Water Supply System and Fixtures
X	X		X	

Location of Water Meter:
• Front yard - left corner
Location of Main Water Supply Valve:
• In the garage.
Comments:
• Static Water Pressure Reading: 57 psi (acceptable range is 40-80 psi).
• There were no visible access panels present to allow for inspection of the plumbing supply and drain line assemblies at the bathtubs or showers.
• The weather stripping along the bottom of the master shower door is damaged. Recommend replacing the weather stripping in order to minimize the potential for moisture to escape the enclosure.

I	NI	NP	D	B. Drains, Wastes, and Vents
X	X		X	

Comments:
• There were no visible access panels present to allow for inspection of the plumbing supply and drain line assemblies at the bathtubs or showers.
• Lifting vent boot flashing was found on the right side and rear of this home. Recommend securing the vent boot flashing to the roof surface in order to prevent damage due to wind lift and moisture penetration. A roofing contractor should be consulted for further evaluation and corrective action.

Lifting vent boot flashing on the right side of this home.

Lifting vent boot flashing and shingles on the rear of this home.

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

I	NI	NP	D	
X	X		X	C. Water Heating Equipment

Energy Source:
• The AO Smith water heater is gas powered and located in the garage. This unit was manufactured on 09/26/2017.
Capacity:
• Unit is 40 gallons
Comments:
• Corrugated Stainless Steel Tubing (CSST) was visible at the water heater and it did not appear to be properly bonded and grounded. There was no visible bonding/grounding noted. Properly bonding and grounding of a Corrugated Stainless Steel Tubing (CSST) system may reduce the risk of damage and fire from a lightning strike. Even a nearby lightning strike that does not strike a structure directly can cause systems in the structure to become electrically energized. Differences in potential between systems may cause damage to the CSST, including holes. Bonding and grounding reduces the risk of arcing and other related damage. Proper bonding and grounding should be further evaluated by a qualified licensed electrician.
• The TPR valve drain pipe terminates greater than six inches above grade on the right side of this home. Recommend extending the drain pipe so it terminates within six inches of the grade.
• Lifting combustion exhaust vent flashing was found on the right side of this home. Recommend securing the flashing to the roof surface and sealing the nail heads in order to prevent moisture penetration and damage due to wind lift. A roofing contractor should be consulted for corrective action.
• The draft hood is damaged. Recommend replacing the draft hood.
• Recommend consulting a licensed plumber for further evaluation and corrective action.

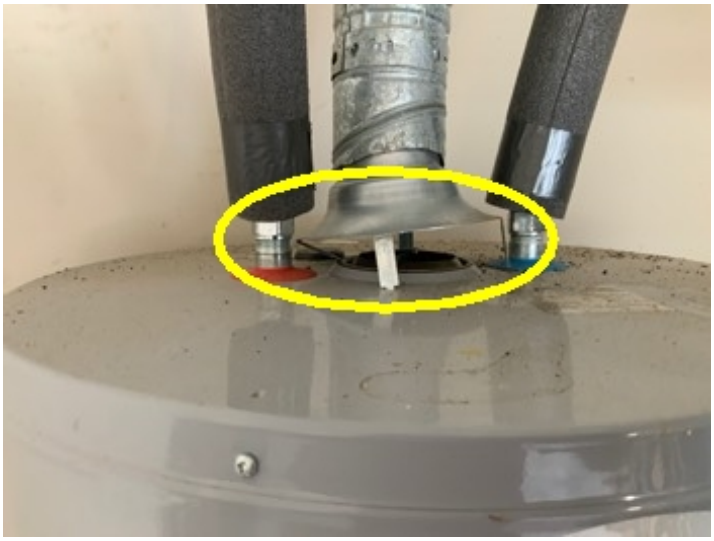
Lifting combustion exhaust vent flashing on the right side of this home.

TPR valve drain pipe terminates to far above grade on the right side of this home.

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

I	NI	NP	D

Water heater data plate.



Damaged draft hood.

		X		D. Hydro-Massage Therapy Equipment

Comments:

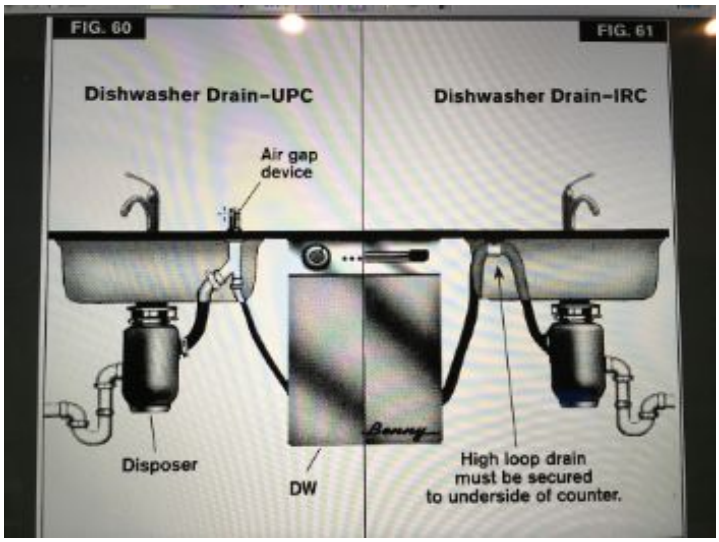
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

V. APPLIANCES

I	NI	NP	D	
X			X	A. Dishwashers

Comments:
• There is no high loop or air gap present for the dishwasher drain hose. This should be corrected in order to ensure proper drainage and minimize the potential for odors to come up through the sink.
• Recommend consulting a licensed plumber for further evaluation and corrective action.



Example of a dishwasher air gap and high loop.

I	NI	NP	D	
X				B. Food Waste Disposers

Comments:

I	NI	NP	D	
X				C. Range Hood and Exhaust Systems

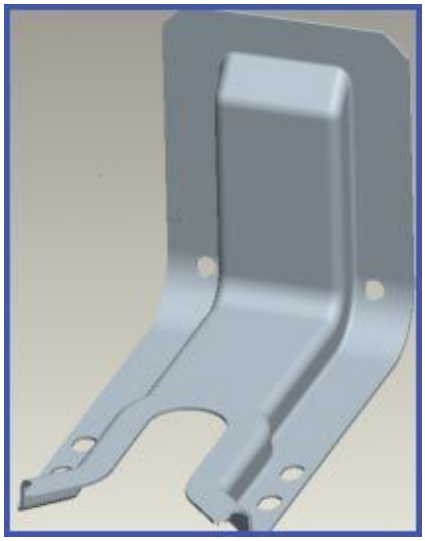
Comments:

I	NI	NP	D	
X			X	D. Ranges, Cooktops, and Ovens

Comments:
• There is no anti tip device present for the range. This is a safety feature and one should be added in order to prevent the range from tipping forward when items are placed on the oven door.
• Recommend consulting a appliance repair technician for further evaluation and corrective action.

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

I	NI	NP	D	



Example of range anti tip device.

X				E. Microwave Ovens

Comments:

X	X			F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
• Unable to access all the exhaust vent fan ducts for visual inspection due to the lack of attic access.

X				G. Garage Door Operators

Door Type:
• Aluminum sectional door
Comments:

X	X			H. Dryer Exhaust Systems

Comments:
• Recommend cleaning the dryer vent cover and vent duct annually in order to prevent lint buildup.
• Could not access the dryer vent for visual inspection due to the installed appliances.

X			X	I. Other

Observations:
• The gas supply pipe and valve for the dryer is not capped. Recommend capping this gas pipe if it is not going to be used in order to provide protection from potential leaks.

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

I	NI	NP	D	

VI. OPTIONAL SYSTEMS

X				A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:
Comments:

		X		C. Outbuildings

Materials:
Comments:

		X		D. Other

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: A	Foundations	• Honeycombing was found on the right side of this home. Recommend grouting this area. • A corner pop was found on the left front corner of this home. Recommend repairing this corner pop in order to provide support for the brick veneer and minimize the potential for pest access. • A crack was found on the right front corner of this home's foundation. This crack should be grouted in order to prevent moisture penetration and access by insects. • An exposed post tension cable end was found on the right side of this home. The end of this cable should be grouted in order to protect its structural integrity. • Recommend consulting a general contractor for further evaluation and corrective action.
Page 5 Item: B	Grading & Drainage	• Grading: • Tree roots were found surfacing at the front and rear of this home. Recommend monitoring these roots and trimming them as necessary in order to prevent them from damaging the foundation. • The trees at the front of this home are in contact with the fascia and roof. Recommend trimming the trees back at least 3-4 feet in order to prevent them from damaging the roof and fascia as well as acting as a bridge for pests and rodents. • Some shrubs at the front of this home are in contact with the structure. Recommend trimming the shrubs back at least 12-14" in order to prevent them from acting as a bridge for pests and rodents. • Recommend consulting a general contractor for further evaluation and corrective action.
Page 5 Item: C	Roof Covering Materials	• A lifting hip shingle was found on the left rear corner of the patio. Lifting shingles were also found at several of the vent boots. Recommend securing the lifting shingles to the roof surface in order to prevent damage due to wind lift and moisture penetration. • Lifting drip edge flashing was found on the left side of this home. Recommend securing the drip edge flashing to the roof surface and flush to the fascia in order to prevent damage due to wind lift and moisture penetration. • Lifting counter and step flashing was found on the right side of this home. Recommend securing the lifting flashing to the roof surface in order to prevent damage due to wind lift and moisture penetration. • Recommend consulting a roofing contractor for further evaluation and corrective action.
Page 7 Item: D	Roof Structures and Attics	• Lifting flashing was found at the roof top attic vent cover on the rear of this home. Recommend securing the flashing to the roof structure and sealing the nail heads in order to prevent damage due to wind lift and moisture penetration. • Weather stripping is missing around the edge of the attic access door. Recommend installing weather stripping in order to create a tighter seal around the door and minimize the loss

		of conditioned air. • Recommend consulting a general contractor for further evaluation and corrective action.
Page 8 Item: E	Walls (Interior and Exterior)	• Exterior: • Gaps found at the siding seams and the exposed nail heads should be sealed using a silicone based sealant. • Uneven gapping was found between the right rear family room window and bricks. This may be a sign of structural movement or settling. Recommend monitoring this area for further movement. • Sealant gaps were found at several of the exterior wall penetrations. Recommend sealing these gaps in order to prevent pest access and moisture penetration. • Deteriorating sealant was found at many of the exterior wall penetrations. Recommend removing and replacing the deteriorating sealant. • A gap was found between the brick and brick frieze on the right rear corner of this home. Recommend sealing this gap in order to minimize the potential for pest and rodent access. • Interior: • A crack was found in the drywall above the master bedroom door. Recommend repairing this crack and monitoring it for future development.. • Damaged baseboards and casing were found in the hall outside the guest bedrooms. Recommend replacing the baseboards and casing. • The trim at the front of the guest bathtub and master shower is loose. Recommend securing this trim to the front of the bathtub and shower. • Recommend consulting a general contractor for further evaluation and corrective action.
Page 10 Item: F	Ceilings and Floors	• Ceilings: • Holes were found in the ceiling in the middle guest bedroom and master closet. Recommend repairing these holes. • Recommend consulting a general contractor for corrective action. • Floors: • Damaged vinyl was found in the master bathroom and damaged tiles were found in the left rear corner of the dining room. Recommend replacing the damaged vinyl and tiles. • Recommend consulting a flooring contractor for further evaluation and corrective action.
Page 10 Item: G	Doors (Interior and Exterior)	• A door closer is required on the door leading from the home to the garage in order to prevent the door from remaining open and allowing fumes and combustion gases to enter the home. • Recommend consulting a general contractor for further evaluation and corrective action.
Page 11 Item: H	Windows	• A window screen is missing at the right rear breakfast room window. This screen should be replaced.
Page 11 Item: K	Porches, Balconies, Decks, and Carports	• Damaged trim was found on both of the patio posts. Damaged siding was found on the left rear patio post. Recommend replacing the siding and trim. • Recommend consulting a general contractor for further evaluation and corrective action.

Page 12 Item: L	Other	• Exposed bolt heads were found at the satellite dish mounts on the right side of this home. These bolt heads should be sealed with roof mastic in order to prevent moisture penetration. A roofing contractor should be consulted for corrective action. • The Formica countertop at the kitchen sink is damaged. • Recommend consulting a general contractor for corrective action.
ELECTRICAL SYSTEMS		
Page 13 Item: A	Service Entrance and Panels	• A pipe clamp was used to secure the ground cable to the ground rod on the right side of this home. Recommend replacing the pipe clamp with an acorn ground clamp in order to secure the ground cable directly to the ground rod. • The panel is not clearly labeled. Therefore, it was not possible to determine which rooms breakers are assigned to. • No antioxidant paste was found around the aluminum service entrance conductors at the terminals in the service panel. Antioxidant paste should be applied in order to minimize the potential for thermal expansion. • There is a "hot" or charged white cable in the panel at the AC breaker which is not properly marked. This cable should be marked with black or red electrical tape near the breaker to indicate it is charged. • There are "hot" or charged white cables in the condensing unit service disconnect which are not properly marked. These cables should be marked with black or red electrical tape near the breakers to indicate they are charged. • Recommend consulting a licensed electrician for further evaluation and corrective action.
Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	• The ceiling fan in the middle guest bedroom appears to be out of balance. Recommend balancing this fan in order to minimize stress on the mount. • Loose receptacles were found on the front porch and left side of this home. Recommend securing the loose receptacles to their junction boxes. • The smoke detectors in this home appear to be quite old. All of the existing detectors should be replaced since they lose sensitivity at around ten years. • Carbon monoxide detectors are required in halls adjacent to sleeping rooms when a home is equipped with gas fueled appliances. Recommend installing combination smoke and carbon monoxide detectors in the halls outside the sleeping rooms. • Recommend consulting a licensed electrician for further evaluation and corrective action.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 16 Item: A	Heating Equipment	• There is no sediment trap present where the CSST flex gas pipe transitions to the steel gas pipe at the unit. Recommend installing a sediment trap. • Recommend consulting a licensed HVAC professional for further evaluation and corrective action.
Page 17 Item: C	Duct System, Chases, and Vents	• The return air filters are dirty and should be replaced.
PLUMBING SYSTEM		
Page 18 Item: A	Water Supply	• The weather stripping along the bottom of the master shower

	System and Fixtures	door is damaged. Recommend replacing the weather stripping in order to minimize the potential for moisture to escape the enclosure.
Page 18 Item: B	Drains, Wastes, and Vents	• Lifting vent boot flashing was found on the right side and rear of this home. Recommend securing the vent boot flashing to the roof surface in order to prevent damage due to wind lift and moisture penetration. A roofing contractor should be consulted for further evaluation and corrective action.
Page 19 Item: C	Water Heating Equipment	• Corrugated Stainless Steel Tubing (CSST) was visible at the water heater and it did not appear to be properly bonded and grounded. There was no visible bonding/grounding noted. Properly bonding and grounding of a Corrugated Stainless Steel Tubing (CSST) system may reduce the risk of damage and fire from a lightning strike. Even a nearby lightning strike that does not strike a structure directly can cause systems in the structure to become electrically energized. Differences in potential between systems may cause damage to the CSST, including holes. Bonding and grounding reduces the risk of arcing and other related damage. Proper bonding and grounding should be further evaluated by a qualified licensed electrician. • The TPR valve drain pipe terminates greater than six inches above grade on the right side of this home. Recommend extending the drain pipe so it terminates within six inches of the grade. • Lifting combustion exhaust vent flashing was found on the right side of this home. Recommend securing the flashing to the roof surface and sealing the nail heads in order to prevent moisture penetration and damage due to wind lift. A roofing contractor should be consulted for corrective action. • The draft hood is damaged. Recommend replacing the draft hood. • Recommend consulting a licensed plumber for further evaluation and corrective action.
APPLIANCES		
Page 21 Item: A	Dishwashers	• There is no high loop or air gap present for the dishwasher drain hose. This should be corrected in order to ensure proper drainage and minimize the potential for odors to come up through the sink. • Recommend consulting a licensed plumber for further evaluation and corrective action.
Page 21 Item: D	Ranges, Cooktops, and Ovens	• There is no anti tip device present for the range. This is a safety feature and one should be added in order to prevent the range from tipping forward when items are placed on the oven door. • Recommend consulting a appliance repair technician for further evaluation and corrective action.
Page 22 Item: I	Other	• The gas supply pipe and valve for the dryer is not capped. Recommend capping this gas pipe if it is not going to be used in order to provide protection from potential leaks.