



807 Valley Ranch Dr
Katy, TX 77450
Blake and Kovin Piritz

11/09/2019

PROPERTY INSPECTION REPORT

Prepared For: Blake and Kavin Piritz
(Name of Client)

Concerning: 807 Valley Ranch Dr, Katy, TX 77450
(Address or Other Identification of Inspected Property)

By: Scott Osborne, Lic #20555 11/09/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupied Vacant

PRESENT AT INSPECTION: **Buyer / Buyer's Agent**

Weather Condition at Time of Inspection

Clear Overcast/Hazy Cloudy Rainy Ice/Snow

Outside Temperature: Arrival 56⁰

Departure: 63⁰

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. The photos provided are merely for 'visual reference' of random items in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the property.

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Post Tension Slab**

Comments:

Performance Opinion:

At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**.

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

Note: The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the the inspector's personal experience with similar structures. **This inspection does not predict or guarantee future performance.**

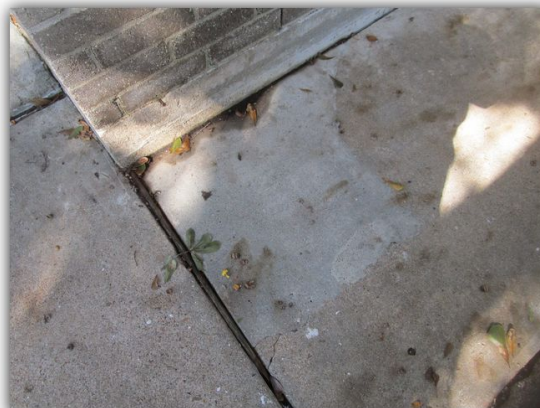
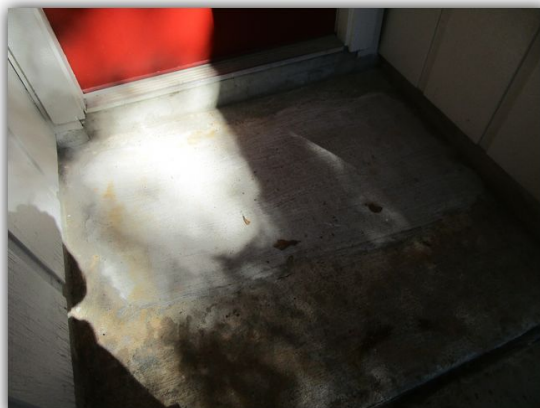
Note: Observed evidence of movement may be perceived differently by a Buyer or inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. The engineer report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

Note: Where face of the foundation is covered / obstructed, the foundation cannot be inspected.

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.

Additional Notes:

There are signs of prior repair to cracks on the exterior walls. There are signs of prior repair (including sheet rock texture and paint) to the interior walls. I recommend the buyer ask the seller if the foundation was reviewed by a structural engineer prior to the repair work that has been done, and if so, have the report available for review. If not, I recommend having the foundation reviewed by a structural engineer.



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There are cracks at the corners of the foundation. Corner cracks are commonly found on slab foundations. They are generally cosmetic in nature. However, they may require minor repair to prevent water and pest penetration.



There are large trees in close proximity to the foundation. I recommend monitoring this area of the home for any signs of movement. Underground roots can cause slab movement.

There are exposed cable ends on the right side of the home. These cable ends should be sealed to help prevent oxidation/rusting of the cable into the foundation.



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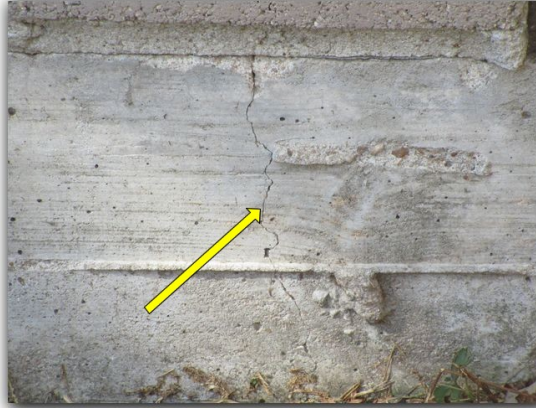
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There is a hairline crack in the foundation on the right side of the home below the rear window.



There is a hairline crack in the foundation on the right side of the home below the hose bib.



There is exposed aggregate on the left side of the home near the main water supply line.



I=Inspected

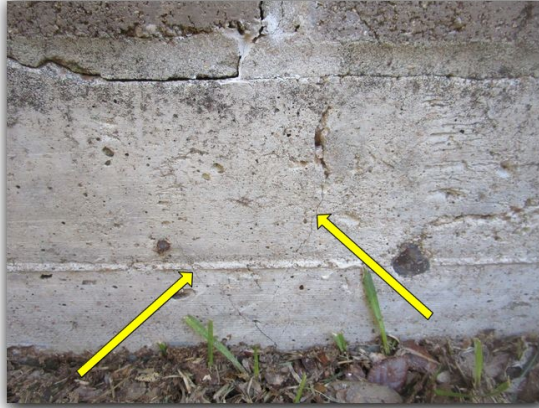
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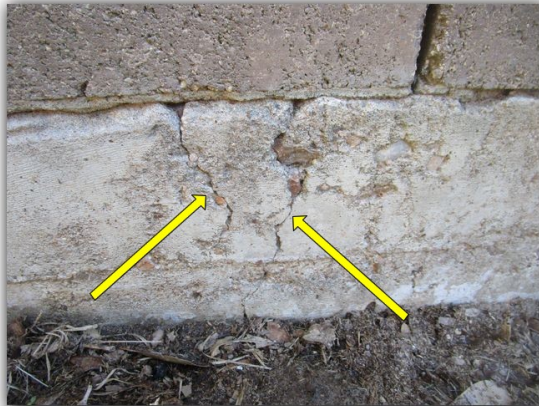
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There is a hairline crack in the foundation on the left side of the home below the first window.



There is a hairline crack in the foundation on the left side of the home near the gas meter.



There is a hairline crack in the foundation on the left side of the home near the second window and near the fence / gate.



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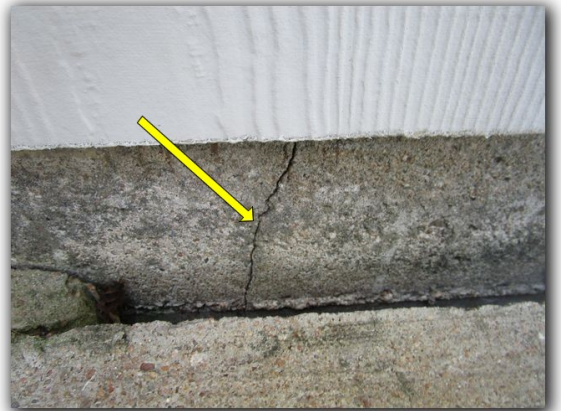
There is a hairline crack in the foundation on the left side of the home below the rear window.



There is exposed aggregate with exposed plumbing at the rear of the home near the rear left corner.



There are hairline cracks in the foundation along the left side of the rear patio near the rear corner and below the window (front right spare bedroom window).



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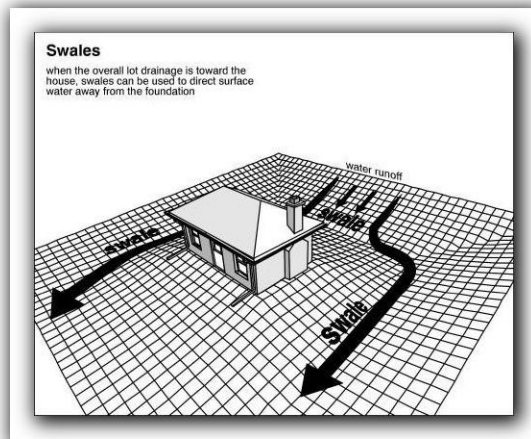
B. Grading and Drainage

Comments:

Note: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize foundation problems.

There are flat / low spots at the right, left and rear sides of the home that may hold water. The soil is saturated, including at the left side of the home near the fence area as well as in the back yard.

The lot did not appear to have the proper slope for drainage at all points around the perimeter of the home. The grading should slope at least 6" in the first 10' around the home. Inadequate slope may allow water to stand against the foundation and may lead to excess foundation movement.



NOTE: I recommend monitoring the drainage after rain to determine if there is an additional need for drains.

C. Roof Covering Materials

Type(s) of Roof Covering: **Composition**

Viewed From: **From Ground/Binoculars, Walk Some Surfaces**

Comments:

Condition: *There is considerable damage/weathering to the shingles, including loss of granular material. The roof should be reviewed by a qualified roofing contractor.*

NOTE: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the the Client so chooses).

NOTE: The under-layment cannot be inspected if shingles are properly secured to the roof.

NOTE: The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate past or continual problems. In the case of a fairly new roof, ask for a copy of the contractor's and manufacturer's warranty to see if any warranty can be transferred. The TREC Standard of Practice for property inspections is not designed for the purpose of underwriting or insurability.

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There are tree branches touching the roof at the front left corner with evidence of damage to the shingles at the eave. I recommend trimming the branches away from the roof.



The roof sags at the right side of the roof at more than one location.



There are branches touching the roof at the rear right corner. I recommend trimming the branches away from the roof.

There is a gap at the drip edge flashing at the front right corner. The flashing appears to have pulled away from the edge of the roof.



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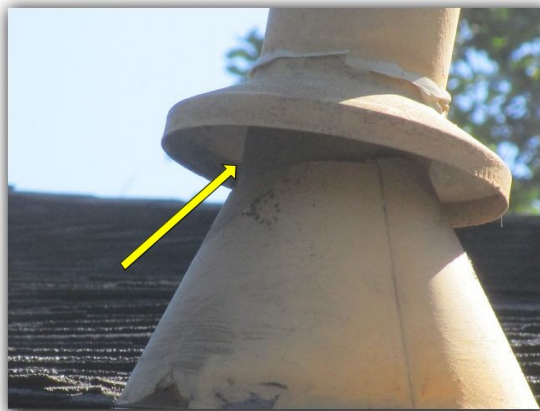
There are deflections / bumps in the roof along the front valley between the garage and front entry with a gap at the shingle / roof decking at the eave.



There are roof jacks that are damaged and need to be replaced at more than one location on the roof.



The rain collar is not fully / properly seated on the vent pipe.



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There are sags / deflections along the left side of the roof at more than one location.



There is extensive damage to the roof at the rear of the home above the rear right bedroom and master bathroom areas.



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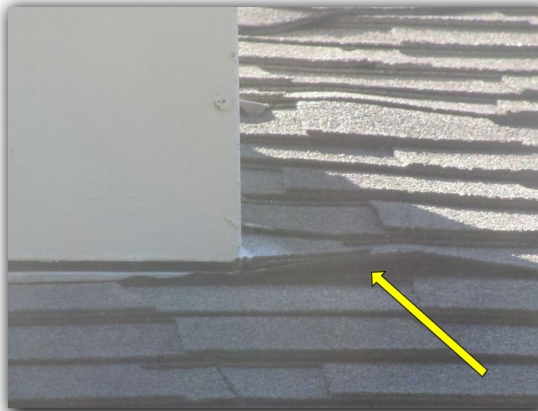
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The bottom edge of the roof vents are lifted, creating potential moisture penetration points.



The flashing is lifted at the chimney.



There are exposed nail heads on the roof. Nail heads should be sealed with roof caulking material. Over time, water may penetrate the roof around a rusted nail if they are not properly sealed.



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The rain guard along the front of the roof line is holding water and debris. This may lead to moisture penetration.



The shingles are showing signs of age with damage and wear, including loss of granular material.



There is evidence of damage to the shingles at the ridge above the rear left corner of the home.



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The roof jack is missing / damaged above the rear master bathroom.



The roof appears to be at the end of its useful life and may need to be replaced:

- The shingles are very brittle and have lost much of the wear surface.
- Numerous cracked and broken shingles were noted throughout the roof

I recommend an evaluation by a qualified roofing company for further review and evaluation as to the performance of the roof.

D. Roof Structures and Attics

Viewed From: **Walked deck or safe area**

Approximate Average Depth of Insulation: 8-12 inches (where visible)

Approximate Average Thickness of Vertical Insulation: 4-6 inches (where visible)

Comments:

Attic

Attic Insulation: **Loose Fill**

Roof

Ventilation Observed: **Yes** Condition: **Ventilation Adequate**

Water leaks noted Previous repairs noted Vermin activity noted

Note: Some areas of the attic are not accessible due to low clearance, insulation, stored belongings etc.

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There is damage to the soffit vent screen at the left side near the rear corner. This is a potential pest penetration point.



There are no "H" clips between the roof decking. Purlin braces are designed to provide additional support to the roofing structure and are required every four feet. There are purlins and purlin braces missing in the attic above the master bedroom / bathroom area as well as near the furnace.



There is no palm bracing where the rafters meet the end of the ridge beam.



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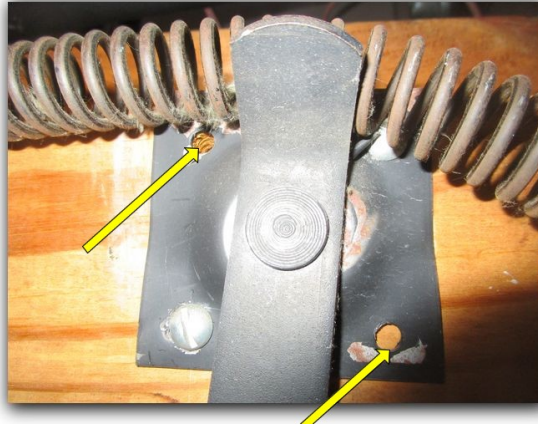
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There are loose / missing bolts on the attic access ladders (both ladders). I recommend tightening all bolts periodically.
There are missing fasteners in the brackets at the top of the attic ladder where the ladder attaches to the framing in the hall attic ladder.



There is missing insulation in the attic above the rear right spare bedroom. Additional insulation may be needed.



There is a required minimum 24" wide, unobstructed walkway to all attic equipment. The walkway is obstructed / inadequate, creating a potential trip hazard.
The attic equipment is required to have a minimum 30" platform for service / maintenance. The workspace is inadequate and does not meet this minimum requirement.

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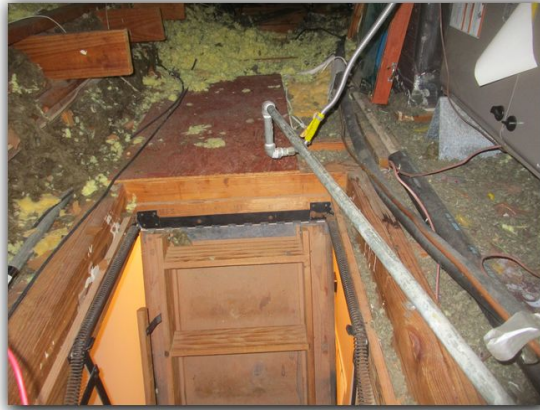
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There is a gas supply line that is positioned above the attic opening. The attic opening should be clear of all obstructions.



NOTE: There is limited access to the attic space beyond the opening, walkway and equipment. Not all of the attic space was accessible or visible for inspection.

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E. Walls (Interior and Exterior)

Comments:

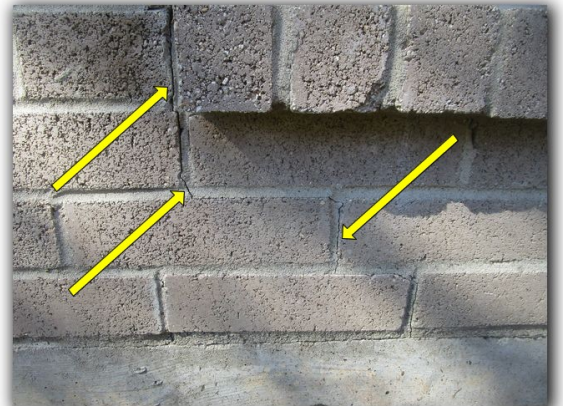
Prevalent exterior siding: **Masonry / Brick / Stone**

Note: If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions.

Additional Notes:

All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.

There are cracks in the brick on the right wall at the first and second windows.



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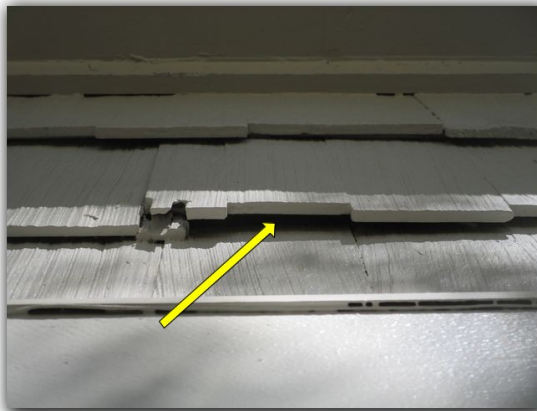
There is a gap at the frieze trim at the top of the front wall at the right and left sides of the kitchen box window frame. The trim appears to have shifted forward, creating an exposed opening into the wall cavity.



There is deteriorated caulking material at the brick / trim intersection at the kitchen box window frame trim.



There is a gap at the siding above the front dining room windows.



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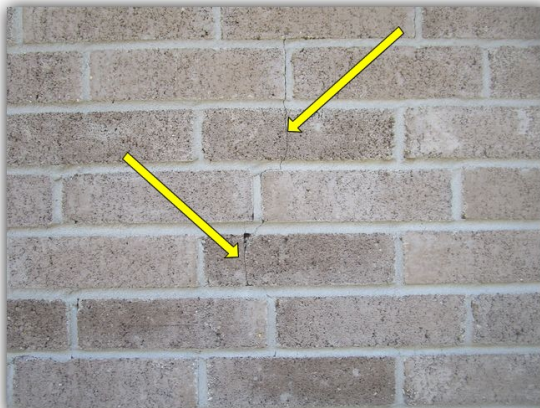
There is a gap at the base of the trim and threshold at the front entry door.



There is a mortar joint crack with loose bricks at the top front right corner of the garage.



There is a vertical crack on the left wall between the front corner and first window.



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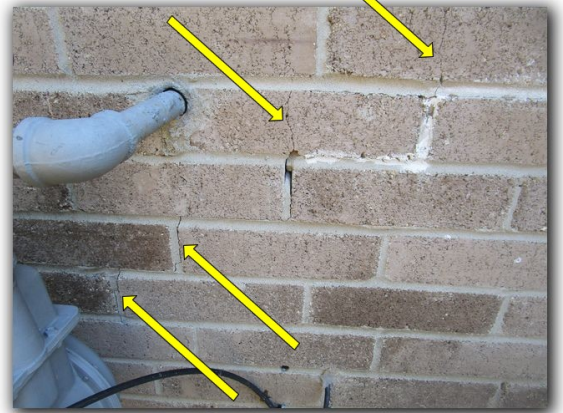
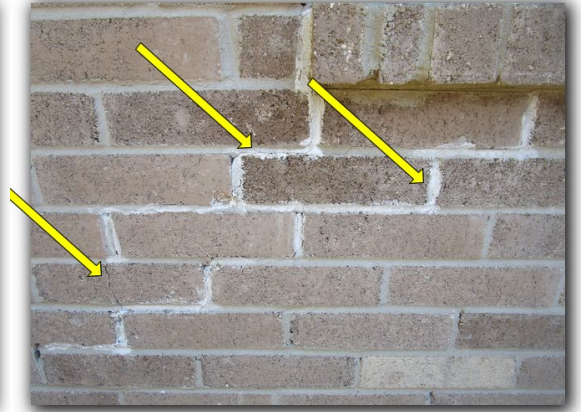
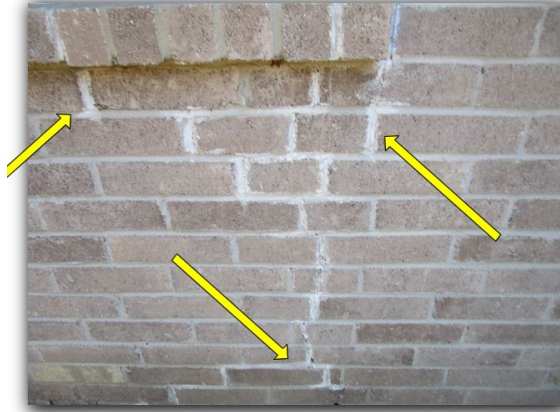
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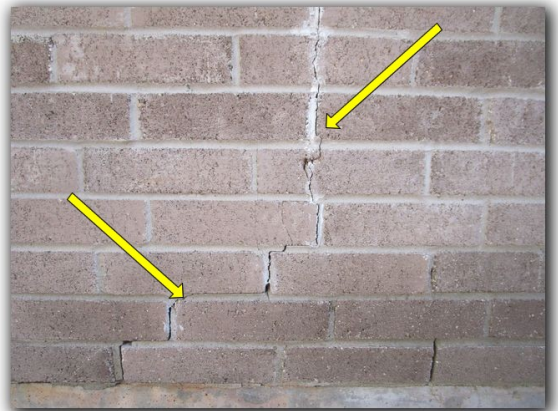
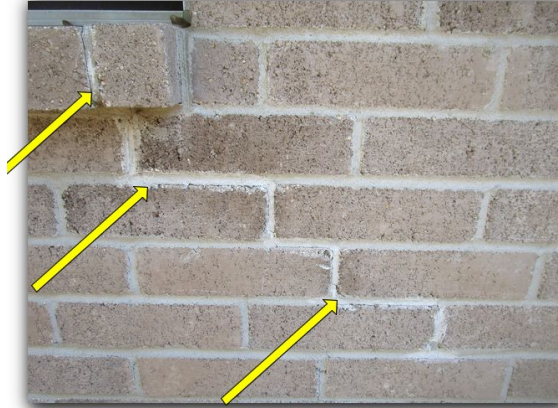
There are cracks on the left wall at the first window with evidence of separation along the window frame.



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There are cracks on the left wall at the second window with evidence of separation along the window frame, and a loose brick at the top corner of the window.



There are signs of moisture stains and microbial growth on the wall in the water heater closet at more than one location. I recommend further review and remediation by a qualified contractor.



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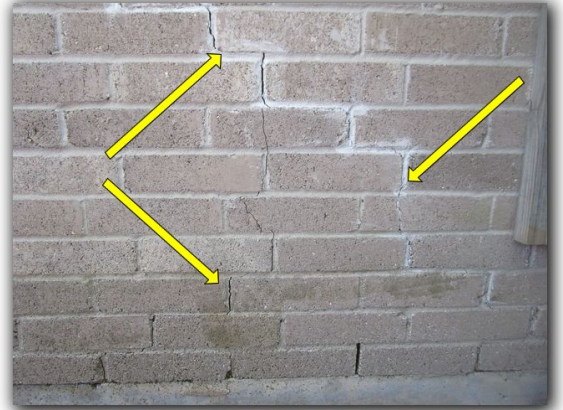
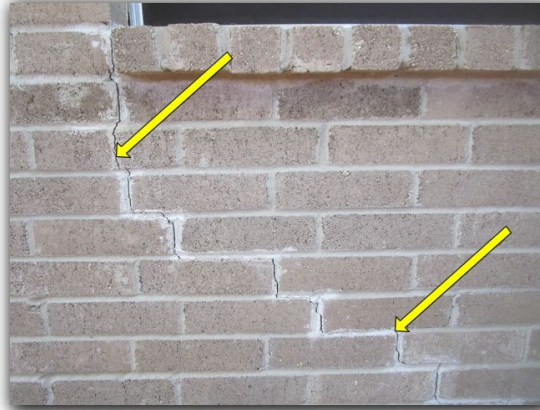
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There are cracks on the left wall at the rear window with evidence of separation along the window frame, and a loose brick at the top corner of the window frame.



There is a gap at the bottom of the wall at the rear left corner (at the base of the wall).



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The electric meter and service panels are not properly weather sealed on the exterior wall. There is a gap at the base of the trim and threshold at the rear entry door.



There is evidence of rotting wood at the base of the trim at the rear right corner and at the rear entry door trim.



The exterior outlets are not properly weather sealed.



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There is evidence of rotting wood on the siding at the rear of the home along the edge where the wood siding meets the replacement siding.



The exterior light fixtures are not properly sealed or secured to the wall. This is a potential moisture penetration point.



There is evidence of prior repair to the bottom of the wall in the rear right bedroom near the rear left corner. I recommend asking the seller for any additional information.



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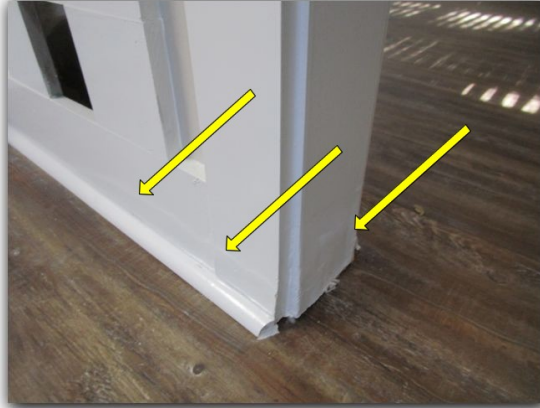
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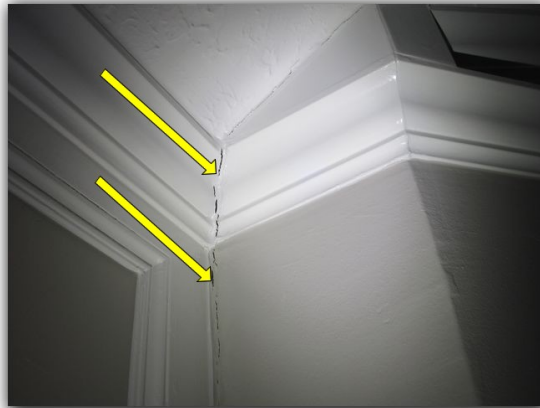
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There are signs of moisture stains / damage on the baseboards in the kitchen at the framed opening to the dining room (where the refrigerator will be installed).



There is a crack with separation in the living room to the left of the fireplace at the top of the wall.



There is a crack on the wall in the dining room at the framed opening to the kitchen.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

There is a crack on the wall in the hall above the door to the front right bedroom.



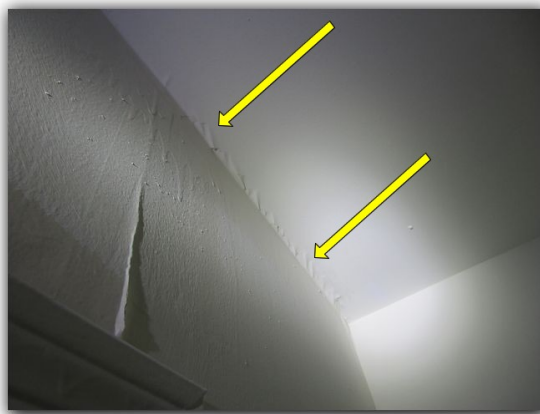
NOTE: There are signs of prior repair to the interior walls throughout the home, including sheet rock, texture, and paint. This may conceal prior signs of damage or foundation movement.

F. Ceilings and Floors

Comments:

Note: If the home is occupied, not all floors are visible during inspection for review due to furniture or storage obstructions.

There is a rolling tape seam along the wall / ceiling intersection in the rear right bedroom closet at the rear corner.



The floor slopes in the home at more than one location.

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

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

There are cracked tiles at the fireplace hearth extension.



There are cracks at the angled ceiling intersections at more than one location including the living room.



NOTE: There are signs of prior repair to the ceilings throughout the home, including sheet rock, texture, and paint. This may conceal prior signs of damage or movement.

G. Doors (Interior and Exterior)

Comments:

There is daylight showing through the jamb at the front entry door. This is indicative that the door is not fully weather sealed.

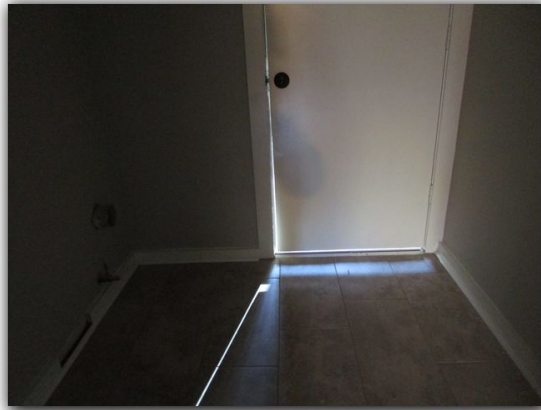
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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

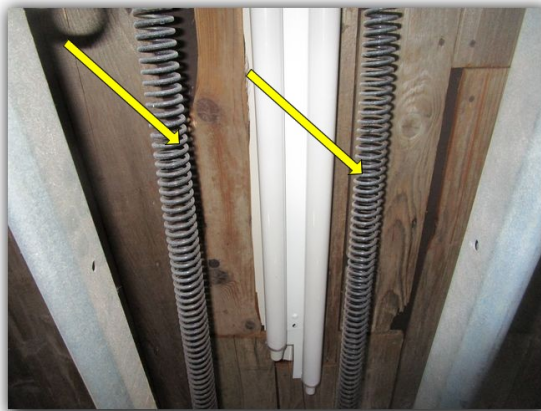
There is damage to the lock at the left garage door.



The garage entry door is not on self closing hinges. There is daylight showing through the jamb. This is indicative that the door is not fully weather sealed. This may allow exhaust gases to enter into the living space.



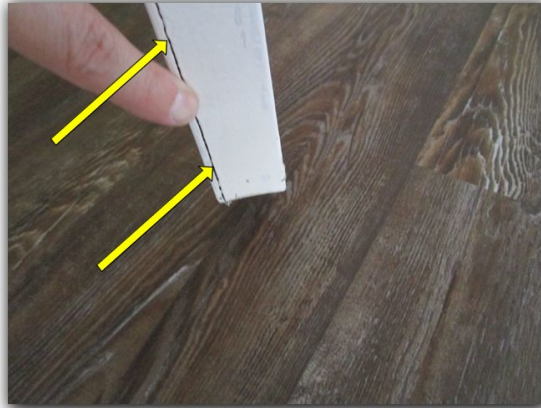
There are no safety cables in the garage door springs.



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

I NI NP D

There are doors that open / close on their own in more than one location including the laundry room, the master bathroom closet doors, the front left bedroom entry door, the living room closet door, and the rear right bedroom entry door.
There are doors that are not square in the frame, including the left master bathroom closet door and the master bedroom entry door.
The front left bedroom entry door is not square in the frame and does not close properly.
There is damage to the bottom of the living room closet door.



There is damage to the bottom of the rear entry door.



The right master bathroom closet door does not latch properly.

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H. Windows

Comments: Single Pane

Notes:

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

I NI NP D

The caulking and glazing beads around the windows are showing signs of deterioration and may need to be replaced.



There are missing window screens.
There is a chip in the middle and left dining room windows.



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

I NI NP D

The springs have popped in the window frames inside the left breakfast room window.



The kitchen window is not square in the frame, and the right latch does not fit into the frame properly.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Type: **Metal**

Fuel Source: **Non-Wood burning**

Damper: **Acceptable**

Chimney: **Fire-stop Inaccessible**

NOTE: The majority of the chimney flue cannot be inspected. It was inspected from the damper opening only.

NOTE: On a direct vent fireplace, the vent could not be inspected.

There is build up of potentially flammable material in the firebox and chimney. I recommend servicing and cleaning the chimney and fireplace prior to use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

K. Porches, Balconies, Decks, and Carports

Comments:

Note: Structural load capabilities were not inspected

There is evidence of wood rot / deterioration with loose and lifted boards at the rear deck at multiple locations. There is wood to ground contact at more than one location. This is conducive to wood destroying insects like termites.

There are cracks in the rear patio concrete.

L. Other

Comments:

Additional Comments:

Notes: If the home is occupied, owner's belongings inside cabinets can conceal hidden damages.

The expansion joint material is deteriorated / missing at the driveway and at the front entry walkway concrete. I recommend replacing with the proper expansion joint material.

Without these expansion joint materials, the concrete may shift, creating a potential trip hazard.



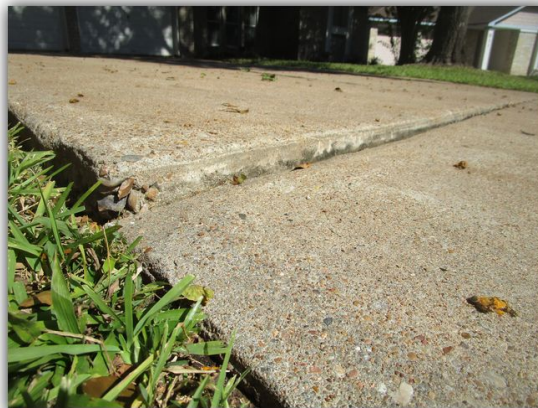
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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

There are signs of moisture stains and damage, with evidence of prior wood destroying insect damage, in the garage above the water heater area at the exterior wall. I recommend asking the seller for any additional information.



There are cracks in the driveway and the driveway has shifted, creating a potential trip hazard.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

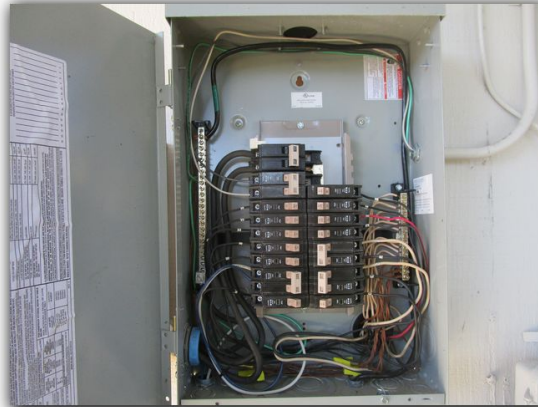
Main panel location: Exterior Wall Sub panel location: Garage

Brand: Eaton

Size: 100 amps

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

I NI NP D



Type of wiring: Aluminum

ARC Fault

| | | | |
|-------------------------|---------|---|---------------------------------------|
| ARC outlet location(s): | Master | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | 2nd Bed | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | 3rd Bed | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | 4th Bed | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | 5th Bed | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | Conn | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |

Grounding Electrode present: **Yes**

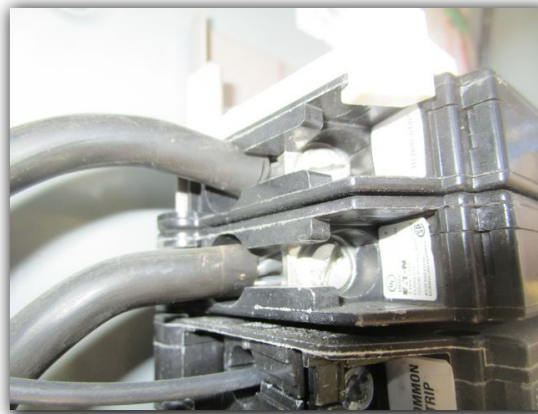
Due to defects observed, recommend service and complete system check by licensed electrician.

Due to aluminum wiring being found, recommend service and complete system check by licensed electrician.

Note: Unable to inspect underground services and the depth of the ground rods. Any panel covers that are not reasonably accessible due to shrubs, storage etc. as determined by the inspector may not be removed for safety or accessibility reasons.

There is inadequate labeling in the service panels.

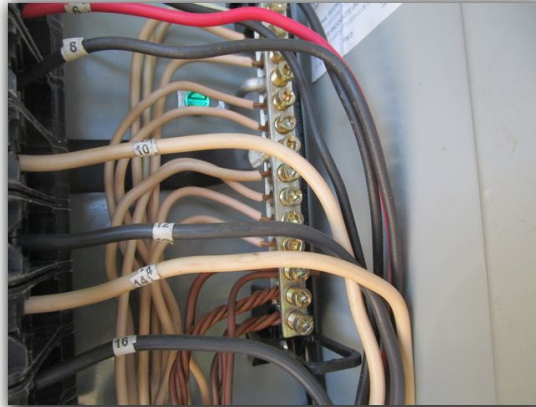
There is no anti oxidant paste on the aluminum service wires at the main lugs.



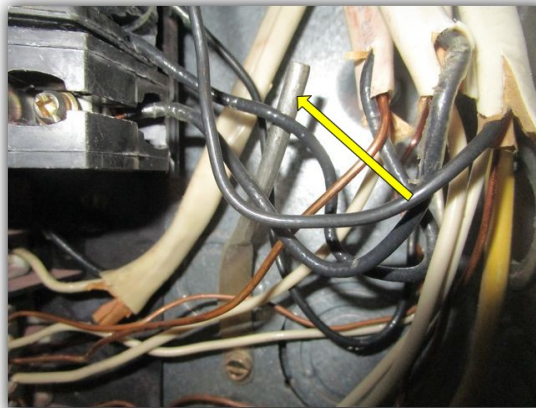
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

There is a ground and neutral wire attached to the same bus bar in the main and sub panels. Ground and neutral wires should be connected to separate lugs and separate bus bars to help prevent accidental injury or damage.



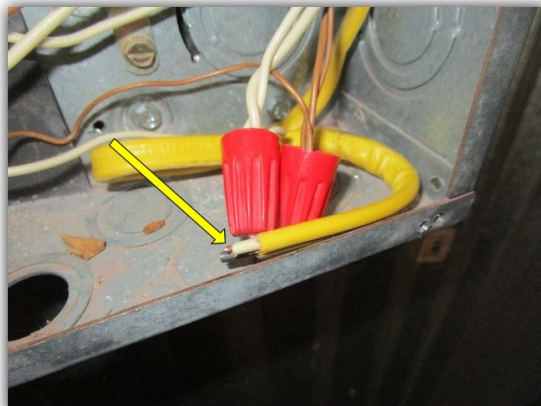
The color of branch circuit wires are required to be black, red, or marked. There are white branch circuit wires that have not been marked as required. There are point tipped screws securing the panel cover inside the breaker box in the garage. Only flat tipped screws should be used as point tipped screws can pierce the protective sheathing over the electrical wires, creating a potential safety hazard. The bonding screw is not connected inside the sub panel in the garage.



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

I NI NP D

There are exposed wires that are not capped in the sub panel in the garage.



I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper**

Comments:

Receptacle Type: 2 prong 3 prong Aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

| | | | |
|-------------------------|-----------|----------------------------------|---------------------------------------|
| GFCI Outlet location(s) | Bathroom: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | Kitchen: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | Wet Bar: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | Garage: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | Exterior: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |

Notes:

NOTE: I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.

NOTE: Not all outlets may be accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

NOTE: There are receptacles that are GFCI protected in the home. The follow is a list of the GFCI reset locations: exterior wall below the dining room windows, in the garage, kitchen, and hall bathroom.

There are outlets that are not GFCI protected, as is currently required, including in the garage.

The information label is worn on the A/C condenser unit and the breakers are not properly labeled. I am not able to determine if the breaker for the A/C system is properly sized.

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

I NI NP D

There is an extension cord protruding from the garage ceiling at the rear left corner. I am not able to determine the source or purpose of this cord. I recommend asking the seller for any additional information.



The recessed light fixture is loose in the ceiling in the garage and in the living room.



The gas meter is not visibly bonded to the remainder of the electrical system. The unit may be bonded at a point later in the line / system. However, the clamp and bond wire are required to be in a location that is visible and accessible for inspection. I did not locate a bonding clamp or wire on the gas meter at the time of the inspection.

I=Inspected

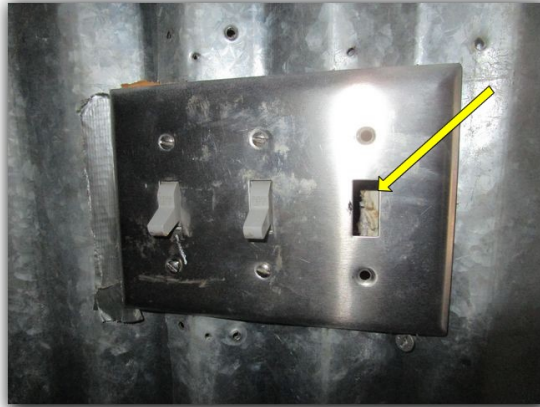
NI=Not Inspected

NP=Not Present

D=Deficient

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

There is a gap at the switch plate cover in the garage.



There are no AFCI (Arc Fault Circuit Interrupter) breakers in the service panel as is currently required.

There are spliced wires that are not fully or properly contained inside a junction box in the attic.



There are bulbs missing or burned out in more than one location around the home.

There are loose outlets in the hall bathroom.

The bedroom closet light fixtures are now required to have a protective globe and be a minimum of 12 inches away from any combustible materials. The closet light fixtures in the home do not meet this minimum requirement.

NOTE: The dryer outlet is a three prong outlet. New dryers use a four prong outlet.

There is a missing outlet cover in the front right bedroom.

The ceiling fan in the front right bedroom is not working properly and may need to be reviewed by a qualified contractor.

There are ceiling fans that are not properly balanced in the front left bedroom.

There is a damaged / loose outlet cover in the dining room.

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

I NI NP D

There are open ground outlets in the living room at the wall separating the living room and kitchen.



There are multiple lights that are not working properly, including the rear exterior lights, the living room lights, and the front exterior lights. I am not able to determine if this is the result bulbs or the fixtures or some other deficiency. Further review is recommended.

NOTE: There is a half hot outlet in the living room below the light switches. This means that the outlet is controlled by a wall switch.

Smoke detectors are required inside each bedroom and in the hall / adjacent space within six linear feet of the bedroom. The smoke detectors are missing in the bedrooms. I recommend installing interconnected smoke detectors in all sleeping rooms and in the adjacent hallways within 6 linear feet of the doors.

I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: **Forced Air**

Energy Source: **Natural Gas**

Comments:

- Heat pumps were not inspected since outside temperature is above 70 degrees Fahrenheit
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70 degrees Fahrenheit.

Unit 1

Filter Type: **Disposable**

Condition: **Dirty**

Notes:

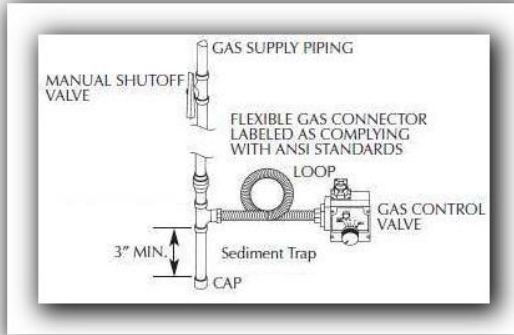
NOTE: As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

NOTE: Due to the age of the unit, I recommend having the unit serviced by a licensed HVAC technician.

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

I NI NP D

There is no sediment trap on the gas supply line. The below diagram is an example of a sediment trap.



The gas supply line is not properly blocked (supported) in the attic at the attic entry area.

Due to defects observed, recommend service by qualified H.V.A.C Service Company. Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

B. Cooling Equipment

Type of System: **Central - Air Conditioner**

Comments:

Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60 degrees Fahrenheit.

Unit 1 Supply Temp: 47 degrees Return Temp: 66 degrees Difference: 19 degrees

Note: High/low differential (Temperature differential should fall between 15 F & 20 F)

Additional Notes:

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

NOTE: The ambient temperature is near 60 degrees. This may make the differential readings inaccurate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

NOTE: Due to the age of the unit, I recommend having the unit serviced by a licensed HVAC technician.



The information label is worn on the exterior condenser unit. The insulation on the copper lines at the exterior condenser unit is deteriorated and may need to be replaced or repaired.



There is rust in the overflow pan. Variance:



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

I NI NP D

I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

Due to defects observed, recommend service by qualified H.V.A.C. Service Company. Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE. The inspector has limited visual access to the HVAC system. Only an licensed HVAC technician is permitted to review the interior parts of the HVAC system for a complete inspection.

C. Duct Systems, Chases, and Vents

Comments:

**The return air filters are dirty. I recommend changing the filters routinely.
NOTE: I recommend having the duct work cleaned by a qualified contractor to help remove any allergens or other potential pollutants.
There is microbial growth on the A/C supply vent covers at more than one location in the home.**

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At the Curb Near the Street



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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|---|----|----|---|
| I | NI | NP | D |
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Location of main water supply valve: Left exterior wall near the middle



Static water pressure reading: 52 psi

Comments:

Type: **Galvanized**

NOTE: The original construction used galvanized plumbing. There is evidence that the plumbing has been replaced with PEX in the attic above the garage in areas where the plumbing is visible. However, the remainder of the plumbing appears to be galvanized.

Kitchen Sink:

Flexible plumbing has been used in the kitchen. Only smooth wall plumbing material is allowed to be used as the flexible plumbing may allow food or other waste to become trapped in the plumbing lines.

The silicone seal at the sink backsplash is deteriorated. This may allow moisture to leak into the cabinet space below.

The sink faucet is loose on the counter top.

I recommend having a licensed plumber review and repair the deficiencies.

Hall Bathroom:

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head as well as at the shower wall corners and tub edges in the hall bathroom.

The toilet is loose on the floor.

The shower control handle is loose.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

There is a leak at the shower head connection.



Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area. There is a very limited view under the tub.

The sink plunger is not working properly. This sink will not hold water.

I recommend having a licensed plumber review and repair the deficiencies.

Master Bathroom:

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head as well as at the shower wall corners and tub edges in the master bathroom.

The shower control handle is loose.

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area. There is a very limited view under the tub.

There is a leak at the plumbing connection under the sink.



The sink plunger is not working properly. This sink will not hold water.

I recommend having a licensed plumber review and repair the deficiencies.

Outside Faucets:

There are anti siphon devices missing at the hose bibs around the home.

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

I NI NP D

There is a missing control valve handle on the hose bib on the right wall, with evidence of a leak onto the wall.



The main water supply line is not fully / properly insulated, with evidence of a leak at the main line.



Due to the age of the home, the galvanized plumbing and the signs of foundation movement, I recommend a complete review of the plumbing system, including scoping the underground lines for any damage, leaks or other deficiencies by a licensed plumber. I recommend asking the seller if the underground plumbing has already been reviewed / scoped (including any optional hydrostatic pressure test). If so, ask for a copy of the report.

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

I NI NP D

There is evidence of corrosion on the water supply lines in the attic above the garage near the opening.



There is evidence of corrosion on the water supply lines in the attic above the hall with signs of prior repair to the supply lines at more than one location.



I recommend having a licensed plumber review and repair the deficiencies.

Laundry Room:

 B. Drains, Wastes, and Vents
Comments:

 C. Water Heating Equipment
Energy Source: Natural Gas
Capacity: 50 gallons
Comments:
(Refer to OP-I form)

Unit 1:

I=Inspected

NI=Not Inspected

NP=Not Present

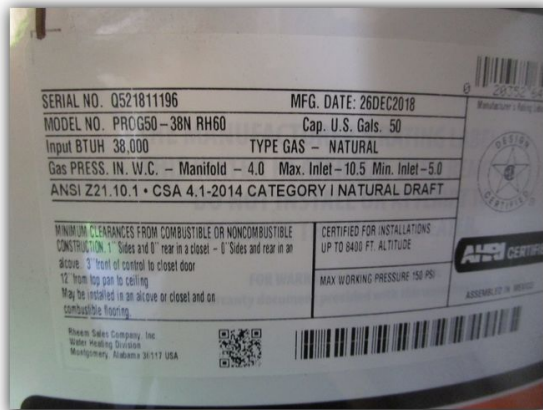
D=Deficient

I NI NP D

Location: Garage

Garage Unit: Physically protected: **Yes** 18" clearance: **Yes**

Additional Notes:



NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.

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D. Hydro-Massage Therapy Equipment

Comments:

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E. Other

Comments:

Note: The water supply pipes in this home are made of Galvanized Pipes. I have attached a document to the bottom of this inspection report giving more information and history about this type of water supply pipe. It is the buyers discretion to have the water supply pipes reviewed by a licensed plumber.

V. APPLIANCES

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A. Dishwashers

Comments:

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

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

B. Food Waste Disposers

Comments:

**There is rust inside the disposal unit.
There is damage to the conduit at the base of the unit, exposing the wires.**



C. Range Hood and Exhaust Systems

Comments:

**The light is not working properly.
There is flexible vent pipe material to the hood vent. Only smooth wall vent pipe material should be used to help prevent debris or other greasy materials from obstructing the inside of the vent pipe.**



The hood / vent are dirty. I recommend cleaning.

D. Ranges, Cooktops, and Ovens

Comments:

Range Source: **N/A**
Oven Source: **Electric**
Cooktop Source: **Gas**

Thermostat set at 350°F

Achieved: Oven **350** °F

Oven 2 °F

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

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

Additional Notes:

Oven Temp:



The gas supply shut off valve is located behind the drawers under the cook top. The gas supply shutoff valve should be readily accessible in case of an emergency. The gas supply valve is off. I could not test the cook top.



-

E. Microwave Ovens

Comments:

-

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The vent fan covers are covered in dust / debris and may need to be cleaned to help promote proper air flow and ventilation.

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

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

G. Garage Door Operators

Comments:

Auto reverse block test acceptable: **N/A**

Electric eye reverse test acceptable: N/A

Additional Notes:

The garage door opener is not connected and could not be tested.



H. Dryer Exhaust Systems

Comments:

NOTE: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.

NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Summary

FOUNDATIONS

There are signs of prior repair to cracks on the exterior walls. There are signs of prior repair (including sheet rock texture and paint) to the interior walls. I recommend the buyer ask the seller if the foundation was reviewed by a structural engineer prior to the repair work that has been done, and if so, have the report available for review. If not, I recommend having the foundation reviewed by a structural engineer. There are cracks at the corners of the foundation. Corner cracks are commonly found on slab foundations. They are generally cosmetic in nature. However, they may require minor repair to prevent water and pest penetration.

There are large trees in close proximity to the foundation. I recommend monitoring this area of the home for any signs of movement. Underground roots can cause slab movement.

There are exposed cable ends on the right side of the home. These cable ends should be sealed to help prevent oxidation/rusting of the cable into the foundation.

There is a hairline crack in the foundation on the right side of the home below the rear window.

There is a hairline crack in the foundation on the right side of the home below the hose bib.

There is exposed aggregate on the left side of the home near the main water supply line.

There is a hairline crack in the foundation on the left side of the home below the first window.

There is a hairline crack in the foundation on the left side of the home near the gas meter.

There is a hairline crack in the foundation on the left side of the home near the second window and near the fence / gate.

There is a hairline crack in the foundation on the left side of the home below the rear window.

There is exposed aggregate with exposed plumbing at the rear of the home near the rear left corner.

There are hairline cracks in the foundation along the left side of the rear patio near the rear corner and below the window (front right spare bedroom window).

GRADING AND DRAINAGE

There are flat / low spots at the right, left and rear sides of the home that may hold water.

The soil is saturated, including at the left side of the home near the fence area as well as in the back yard.

The lot did not appear to have the proper slope for drainage at all points around the perimeter of the home. The grading should slope at least 6" in the first 10' around the home. Inadequate slope may allow water to stand against the foundation and may lead to excess foundation movement.

NOTE: I recommend monitoring the drainage after rain to determine if there is an additional need for drains.

ROOF COVERING MATERIALS

There are tree branches touching the roof at the front left corner with evidence of damage to the shingles at the eave. I recommend trimming the branches away from the roof.

The roof sags at the right side of the roof at more than one location.

There are branches touching the roof at the rear right corner. I recommend trimming the branches away from the roof.

There is a gap at the drip edge flashing at the front right corner. The flashing appears to have pulled away from the edge of the roof.

There are deflections / bumps in the roof along the front valley between the garage and front entry with a gap at the shingle / roof decking at the eave.

There are roof jacks that are damaged and need to be replaced at more than one location on the roof.

The rain collar is not fully / properly seated on the vent pipe.

There are sags / deflections along the left side of the roof at more than one location.

There is extensive damage to the roof at the rear of the home above the rear right bedroom and master

bathroom areas.

The bottom edge of the roof vents are lifted, creating potential moisture penetration points.

The flashing is lifted at the chimney.

There are exposed nail heads on the roof. Nail heads should be sealed with roof caulking material. Over time, water may penetrate the roof around a rusted nail if they are not properly sealed.

The rain guard along the front of the roof line is holding water and debris. This may lead to moisture penetration.

The shingles are showing signs of age with damage and wear, including loss of granular material.

There is evidence of damage to the shingles at the ridge above the rear left corner of the home.

The roof jack is missing / damaged above the rear master bathroom.

The roof appears to be at the end of its useful life and may need to be replaced:

- The shingles are very brittle and have lost much of the wear surface.
- Numerous cracked and broken shingles were noted throughout the roof

I recommend an evaluation by a qualified roofing company for further review and evaluation as to the performance of the roof.

ROOF STRUCTURES AND ATTICS

There is damage to the soffit vent screen at the left side near the rear corner. This is a potential pest penetration point.

There are no "H" clips between the roof decking.

Purlin braces are designed to provide additional support to the roofing structure and are required every four feet. There are purlins and purlin braces missing in the attic above the master bedroom / bathroom area as well as near the furnace.

There is no palm bracing where the rafters meet the end of the ridge beam.

There are loose / missing bolts on the attic access ladders (both ladders). I recommend tightening all bolts periodically.

There are missing fasteners in the brackets at the top of the attic ladder where the ladder attaches to the framing in the hall attic ladder.

There is missing insulation in the attic above the rear right spare bedroom. Additional insulation may be needed.

There is a required minimum 24" wide, unobstructed walkway to all attic equipment. The walkway is obstructed / inadequate, creating a potential trip hazard.

The attic equipment is required to have a minimum 30" platform for service / maintenance. The workspace is inadequate and does not meet this minimum requirement.

There is a gas supply line that is positioned above the attic opening. The attic opening should be clear of all obstructions.

NOTE: There is limited access to the attic space beyond the opening, walkway and equipment. Not all of the attic space was accessible or visible for inspection.

WALLS (INTERIOR AND EXTERIOR)

All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.

There are cracks in the brick on the right wall at the first and second windows.

There is a gap at the frieze trim at the top of the front wall at the right and left sides of the kitchen box window frame. The trim appears to have shifted forward, creating an exposed opening into the wall cavity. There is deteriorated caulking material at the brick / trim intersection at the kitchen box window frame trim.

There is a gap at the siding above the front dining room windows.

There is a gap at the base of the trim and threshold at the front entry door.

There is a mortar joint crack with loose bricks at the top front right corner of the garage.
There is a vertical crack on the left wall between the front corner and first window.
There are cracks on the left wall at the first window with evidence of separation along the window frame.
There are cracks on the left wall at the second window with evidence of separation along the window frame, and a loose brick at the top corner of the window.
There are signs of moisture stains and microbial growth on the wall in the water heater closet at more than one location. I recommend further review and remediation by a qualified contractor.
There are cracks on the left wall at the rear window with evidence of separation along the window frame, and a loose brick at the top corner of the window frame.
There is a gap at the bottom of the wall at the rear left corner (at the base of the wall).
The electric meter and service panels are not properly weather sealed on the exterior wall.
There is a gap at the base of the trim and threshold at the rear entry door.
There is evidence of rotting wood at the base of the trim at the rear right corner and at the rear entry door trim.
The exterior outlets are not properly weather sealed.
There is evidence of rotting wood on the siding at the rear of the home along the edge where the wood siding meets the replacement siding.
The exterior light fixtures are not properly sealed or secured to the wall. This is a potential moisture penetration point.
There is evidence of prior repair to the bottom of the wall in the rear right bedroom near the rear left corner. I recommend asking the seller for any additional information.
There are signs of moisture stains / damage on the baseboards in the kitchen at the framed opening to the dining room (where the refrigerator will be installed).
There is a crack with separation in the living room to the left of the fireplace at the top of the wall.
There is a crack on the wall in the dining room at the framed opening to the kitchen.
There is a crack on the wall in the hall above the door to the front right bedroom.
NOTE: There are signs of prior repair to the interior walls throughout the home, including sheet rock, texture, and paint. This may conceal prior signs of damage or foundation movement.

CEILINGS AND FLOORS

There is a rolling tape seam along the wall / ceiling intersection in the rear right bedroom closet at the rear corner.
The floor slopes in the home at more than one location.
There are cracked tiles at the fireplace hearth extension.
There are cracks at the angled ceiling intersections at more than one location including the living room.
NOTE: There are signs of prior repair to the ceilings throughout the home, including sheet rock, texture, and paint. This may conceal prior signs of damage or movement.

DOORS (INTERIOR AND EXTERIOR)

There is daylight showing through the jamb at the front entry door. This is indicative that the door is not fully weather sealed.
There is damage to the lock at the left garage door.
The garage entry door is not on self closing hinges. There is daylight showing through the jamb. This is indicative that the door is not fully weather sealed. This may allow exhaust gases to enter into the living space.
There are no safety cables in the garage door springs.
There are doors that open / close on their own in more than one location including the laundry room, the master bathroom closet doors, the front left bedroom entry door, the living room closet door, and the rear right bedroom entry door.
There are doors that are not square in the frame, including the left master bathroom closet door and the master bedroom entry door.

The front left bedroom entry door is not square in the frame and does not close properly.
There is damage to the bottom of the living room closet door.
There is damage to the bottom of the rear entry door.
The right master bathroom closet door does not latch properly.

WINDOWS

The caulking and glazing beads around the windows are showing signs of deterioration and may need to be replaced.
There are missing window screens.
There is a chip in the middle and left dining room windows.
The springs have popped in the window frames inside the left breakfast room window.
The kitchen window is not square in the frame, and the right latch does not fit into the frame properly.

FIREPLACES AND CHIMNEYS

There is build up of potentially flammable material in the firebox and chimney. I recommend servicing and cleaning the chimney and fireplace prior to use.

PORCHES, BALCONIES, DECKS, AND CARPORTS

There is evidence of wood rot / deterioration with loose and lifted boards at the rear deck at multiple locations. There is wood to ground contact at more than one location. This is conducive to wood destroying insects like termites.
There are cracks in the rear patio concrete.

OTHER

There are signs of moisture stains and damage, with evidence of prior wood destroying insect damage, in the garage above the water heater area at the exterior wall. I recommend asking the seller for any additional information.
There are cracks in the driveway and the driveway has shifted, creating a potential trip hazard.

SERVICE ENTRANCE AND PANELS

There is inadequate labeling in the service panels.
There is no anti oxidant paste on the aluminum service wires at the main lugs.
There is a ground and neutral wire attached to the same bus bar in the main and sub panels. Ground and neutral wires should be connected to separate lugs and separate bus bars to help prevent accidental injury or damage.
The color of branch circuit wires are required to be black, red, or marked. There are white branch circuit wires that have not been marked as required.
There are point tipped screws securing the panel cover inside the breaker box in the garage. Only flat tipped screws should be used as point tipped screws can pierce the protective sheathing over the electrical wires, creating a potential safety hazard.
The bonding screw is not connected inside the sub panel in the garage.
There are exposed wires that are not capped in the sub panel in the garage.
I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

NOTE: I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.

NOTE: Not all outlets may be accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

NOTE: There are receptacles that are GFCI protected in the home. The follow is a list of the GFCI reset locations: exterior wall below the dining room windows, in the garage, kitchen, and hall bathroom.

There are outlets that are not GFCI protected, as is currently required, including in the garage.

The information label is worn on the A/C condenser unit and the breakers are not properly labeled. I am not able to determine if the breaker for the A/C system is properly sized.

There is an extension cord protruding from the garage ceiling at the rear left corner. I am not able to determine the source or purpose of this cord. I recommend asking the seller for any additional information.

The recessed light fixture is loose in the ceiling in the garage and in the living room.

The gas meter is not visibly bonded to the remainder of the electrical system. The unit may be bonded at a point later in the line / system. However, the clamp and bond wire are required to be in a location that is visible and accessible for inspection. I did not locate a bonding clamp or wire on the gas meter at the time of the inspection.

There is a gap at the switch plate cover in the garage.

There are no AFCI (Arc Fault Circuit Interrupter) breakers in the service panel as is currently required.

There are spliced wires that are not fully or properly contained inside a junction box in the attic.

There are bulbs missing or burned out in more than one location around the home.

There are loose outlets in the hall bathroom.

The bedroom closet light fixtures are now required to have a protective globe and be a minimum of 12 inches away from any combustible materials. The closet light fixtures in the home do not meet this minimum requirement.

NOTE: The dryer outlet is a three prong outlet. New dryers use a four prong outlet.

There is a missing outlet cover in the front right bedroom.

The ceiling fan in the front right bedroom is not working properly and may need to be reviewed by a qualified contractor.

There are ceiling fans that are not properly balanced in the front left bedroom.

There is a damaged / loose outlet cover in the dining room.

There are open ground outlets in the living room at the wall separating the living room and kitchen.

There are multiple lights that are not working properly, including the rear exterior lights, the living room lights, and the front exterior lights. I am not able to determine if this is the result bulbs or the fixtures or some other deficiency. Further review is recommended.

NOTE: There is a half hot outlet in the living room below the light switches. This means that the outlet is controlled by a wall switch.

Smoke detectors are required inside each bedroom and in the hall / adjacent space within six linear feet of the bedroom. The smoke detectors are missing in the bedrooms. I recommend installing interconnected smoke detectors in all sleeping rooms and in the adjacent hallways within 6 linear feet of the doors.

I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

HEATING EQUIPMENT

NOTE: As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

NOTE: Due to the age of the unit, I recommend having the unit serviced by a licensed HVAC technician.

There is no sediment trap on the gas supply line. The below diagram is an example of a sediment trap.

The gas supply line is not properly blocked (supported) in the attic at the attic entry area.

COOLING EQUIPMENT

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

NOTE: The ambient temperature is near 60 degrees. This may make the differential readings inaccurate.

NOTE: Due to the age of the unit, I recommend having the unit serviced by a licensed HVAC technician. The information label is worn on the exterior condenser unit.

The insulation on the copper lines at the exterior condenser unit is deteriorated and may need to be replaced or repaired.

There is rust in the overflow pan.

I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

DUCT SYSTEMS, CHASES, AND VENTS

The return air filters are dirty. I recommend changing the filters routinely.

NOTE: I recommend having the duct work cleaned by a qualified contractor to help remove any allergens or other potential pollutants.

There is microbial growth on the A/C supply vent covers at more than one location in the home.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Kitchen Sink:

Flexible plumbing has been used in the kitchen. Only smooth wall plumbing material is allowed to be used as the flexible plumbing may allow food or other waste to become trapped in the plumbing lines. The silicone seal at the sink backsplash is deteriorated. This may allow moisture to leak into the cabinet space below.

The sink faucet is loose on the counter top.

I recommend having a licensed plumber review and repair the deficiencies.

Hall Bathroom:

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head as well as at the shower wall corners and tub edges in the hall bathroom.

The toilet is loose on the floor.

The shower control handle is loose.

There is a leak at the shower head connection.

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area. There is a very limited view under the tub.

The sink plunger is not working properly. This sink will not hold water.

I recommend having a licensed plumber review and repair the deficiencies.

Master Bathroom:

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head as well as at the shower wall corners and tub edges in the master bathroom.

The shower control handle is loose.

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area. There is a very limited view under the tub.

There is a leak at the plumbing connection under the sink.

The sink plunger is not working properly. This sink will not hold water.

I recommend having a licensed plumber review and repair the deficiencies.

Outside Faucets:

There are anti siphon devices missing at the hose bibs around the home.

There is a missing control valve handle on the hose bib on the right wall, with evidence of a leak onto the wall.

The main water supply line is not fully / properly insulated, with evidence of a leak at the main line.

Due to the age of the home, the galvanized plumbing and the signs of foundation movement, I recommend a complete review of the plumbing system, including scoping the underground lines for any damage, leaks or other deficiencies by a licensed plumber. I recommend asking the seller if the underground plumbing has already been reviewed / scoped (including any optional hydrostatic pressure test). If so, ask for a copy of the report.

There is evidence of corrosion on the water supply lines in the attic above the garage near the opening.

There is evidence of corrosion on the water supply lines in the attic above the hall with signs of prior repair to the supply lines at more than one location.

I recommend having a licensed plumber review and repair the deficiencies.

WATER HEATING EQUIPMENT

NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.

OTHER

Note: The water supply pipes in this home are made of Galvanized Pipes. I have attached a document to the bottom of this inspection report giving more information and history about this type of water supply pipe. It is the buyers discretion to have the water supply pipes reviewed by a licensed plumber.

FOOD WASTE DISPOSERS

There is rust inside the disposal unit.

There is damage to the conduit at the base of the unit, exposing the wires.

RANGE HOOD AND EXHAUST SYSTEMS

The light is not working properly.

There is flexible vent pipe material to the hood vent. Only smooth wall vent pipe material should be used to help prevent debris or other greasy materials from obstructing the inside of the vent pipe.

The hood / vent are dirty. I recommend cleaning.

RANGES, COOKTOPS, AND OVENS

The gas supply shut off valve is located behind the drawers under the cook top. The gas supply shutoff valve should be readily accessible in case of an emergency. The gas supply valve is off. I could not test the cook top.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

The vent fan covers are covered in dust / debris and may need to be cleaned to help promote proper air flow and ventilation.

GARAGE DOOR OPERATORS

The garage door opener is not connected and could not be tested.

DRYER EXHAUST SYSTEMS

NOTE: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.

NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify _____ in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to _____ for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date _____ .

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Scott Osborne LICENSE #: 20555