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Property Inspection Report

2005 39th St, Galveston, TX, 77550

Prepared For: Billie Dixon

Order ID: 23787

Inspector: Nick Bishop

TREC License: #24950

Agent: Denise McGrath

Property Size: 864

Property Age: 1965

Inspection Date: 10/26/2022

Inspection Time: 1:30 PM

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PROPERTY INSPECTION REPORT FORM

<u>Billie Dixon</u>	<u>10/26/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>2005 39th St, Galveston, TX 77550</u>	
<i>Address of Inspected Property</i>	
<u>Nick Bishop</u>	<u>#24950</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age or older have a limited life and could fail at any time. If there are concerns about appliances we recommend that you have them checked by a specialist for condition and possible life expectancy of the appliance.

Exterior Notes: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected. These should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed.

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that most roofs are walked by inspector. However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Interior Notes: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although

excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector may not move personal items. Note that cosmetic settlement cracks may not be noted in the report.

Electrical Notes: Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

Heating & Air Conditioning Notes: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Plumbing Notes: Bathrooms can consist of many features from hydro therapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40 gallon water heater may not supply enough hot water to larger tubs. Ice maker lines are not tested.

Optional Devices Notes: Sprinkler controls tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested.

Pool checked in manual mode only. Pools shell is a visual inspection only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- -Slab Foundation
- -There are no significant settlement cracks or movement noted at this time.

Comments:

A.1. -There are indications of previous foundation repair. We recommend you refer to the structural engineer's report if available for further information of repairs, warranty and proper maintenance of the foundation. There is often a transferable warranty after work has been completed, recommend contacting the homeowner for more information.



- There are indications of previous foundation repair. We recommend you refer to the structural engineer's report if available for further information of repairs, warranty and proper maintenance of the foundation. There is often a transferable warranty after work has been completed, recommend contacting the homeowner for more information.

B. Grading & Drainage

Comments:

B.1. -The soil or concrete is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions to Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - front, left side

B.2. -Fill dirt is needed along the foundation or in the yard. Mainly at - right side

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- The soil or concrete is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions to Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - front



- Fill dirt is needed along the foundation or in the yard. Mainly at - right side

X			X
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Architectural composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

Viewed From:

- Due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. The roof was observed with pictures or video from a drone. As such, our inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. Multiple layers of shingle or soft decking may not be visible with a drone. Water can enter through very small areas and may not be found until heavy rain storms occur, wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

Comments:

C.1. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

C.2. -One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.

C.3. -Splash blocks or downspout extensions should be installed to direct water away from foundation.

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I	NI	NP	D
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- Splash blocks or downspout extensions should be installed to direct water away from foundation.



Overview of roof



Overview of roof



Overview of roof

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Overview of roof



Overview of roof



Overview of roof



- One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.

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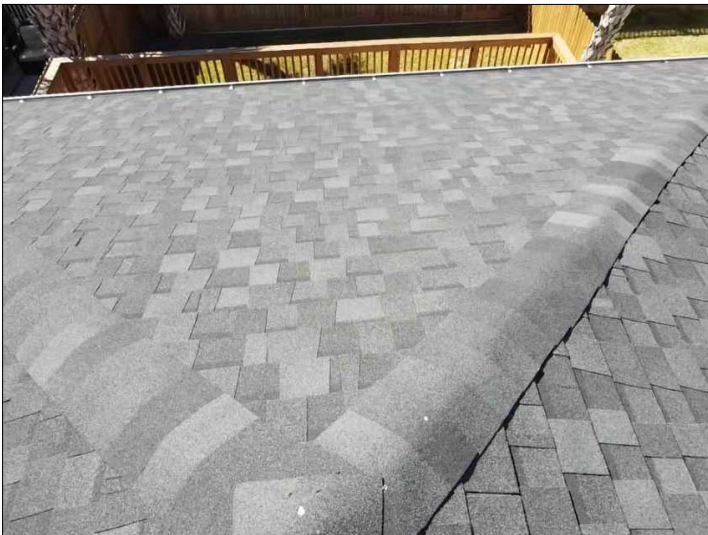
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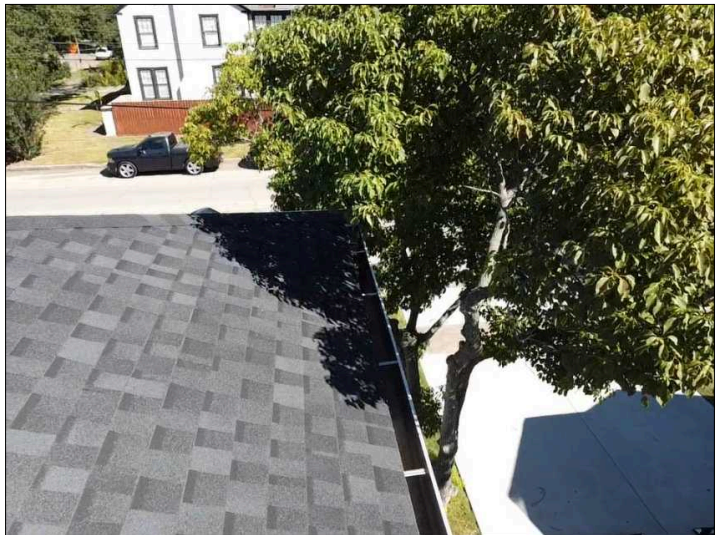
Overview of roof



Overview of roof



Overview of roof



- Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

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D. Roof Structure and Attic

Viewed From:

- -The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas where beams are covered with insulation or low profiled areas where damage could be caused, therefore some areas of the attic inspection may be limited.
- -The type of roof system is conventional.
- -There is no ventilation on the home for the main attic area due to the home being a spray foam type of system, however there is usually ventilation for garage attics and patio covers.

Approximate Average Depth of Insulation:

- -The insulation type for this home is spray foam. This is usually a depth of 4"-5" on the roof rafters and there is no ceiling insulation installed.

Comments:

D.1. Unused vent. Recommend sealing to help retain proper insulation.



Unused vent. Recommend sealing to help retain proper insulation.

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

- -Prevalent exterior siding is made of concrete fiber board.

Comments:

E.1. -Seal all vents at wall connection to help prevent water penetration into walls. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

E.2. -Recommend sealing trim to help prevent water penetration. Mainly at - right side, rear

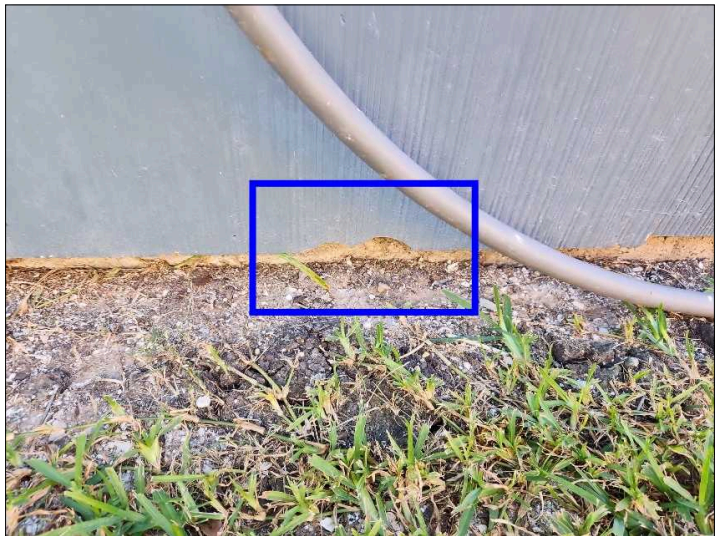
E.3. -There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration.

E.4. -There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - right side

E.5. -The are signs of previous repairs in the siding. Unable to determine condition of underlying materials. Mainly at - left side



- Recommend sealing trim to help prevent water penetration. Mainly at - right side



- There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - right side

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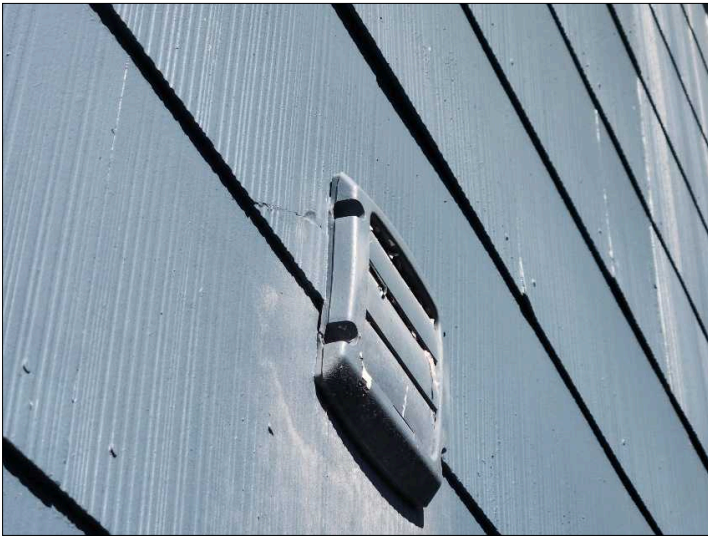
I	NI	NP	D
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- Recommend sealing trim to help prevent water penetration. Mainly at - rear



- There are signs of previous repairs in the siding. Unable to determine condition of underlying materials. Mainly at - left side



- Seal all vents at wall connection to help prevent water penetration into walls. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.



- There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration.

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- Recommend sealing trim to help prevent water penetration. Mainly at - rear

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Comments:

F.1. -Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - front walk

F.2. -Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - garage

F.3. -Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - throughout

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I	NI	NP	D
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- Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - front walk

- Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - garage

G. Doors (Interior and Exterior)

Comments:

G.1. -The door is not latching properly. Mainly at - back door

H. Windows

Window Types:

- -Windows in the home are double pane.

Comments:

H.1. -Sealant is needed around various windows between the window framing and exterior brickwork or trim to help prevent water penetration, recommend checking all windows for proper sealant.

H.2. A scratch was noted in a window pane. Mainly at - rear bedroom

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I	NI	NP	D
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- Sealant is needed around various windows between the window framing and exterior brickwork or trim to help prevent water penetration, recommend checking all windows for proper sealant.



- Sealant is needed around various windows between the window framing and exterior brickwork or trim to help prevent water penetration, recommend checking all windows for proper sealant.



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A scratch was noted in a window pane. Mainly at - rear bedroom

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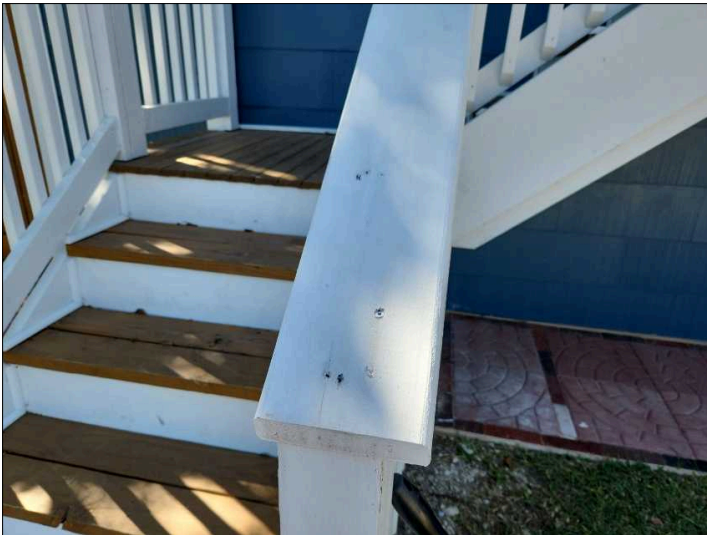
I	NI	NP	D
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I. Stairways (Interior and Exterior)

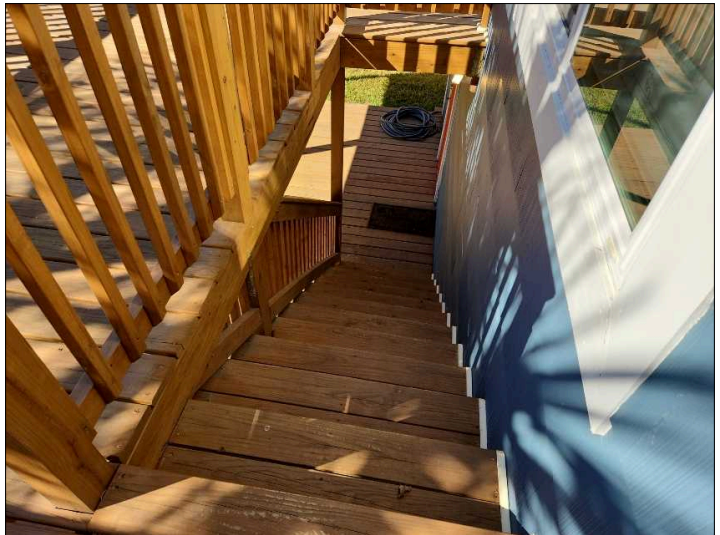
Comments:

I.1. -The stair hand rails are not continuous from top to bottom of stairway as recommended at the time of construction.

I.2. -There was no graspable rail on the staircase.



- There was no graspable rail on the staircase.



-The stair hand rails are not continuous from top to bottom of stairway as recommended at the time of construction.

J. Fireplace and Chimney

Locations:

Types:

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

K.1. -Joist hangers are missing on the patio cover joist.

I=Inspected

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D=Deficient

I	NI	NP	D
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- Joist hangers are missing on the patio cover joist.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
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Comments:

L.1. - Seal countertop at wall connection. Mainly at - kitchen



- Seal countertop at wall connection. Mainly at - kitchen

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

X			X	A. Service Entrance and Panels
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Panel Locations:

- -Main electrical panel is on the right interior of garage.
- -The water line is plastic, therefore does not require bonding.

Materials, Amp Rating & Brand:

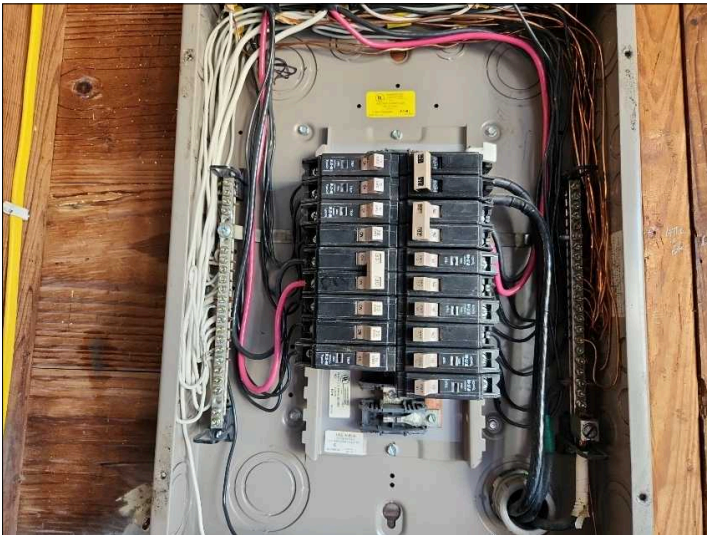
- -Main Panel copper wiring 125 Amp Cutler Hammer

Comments:

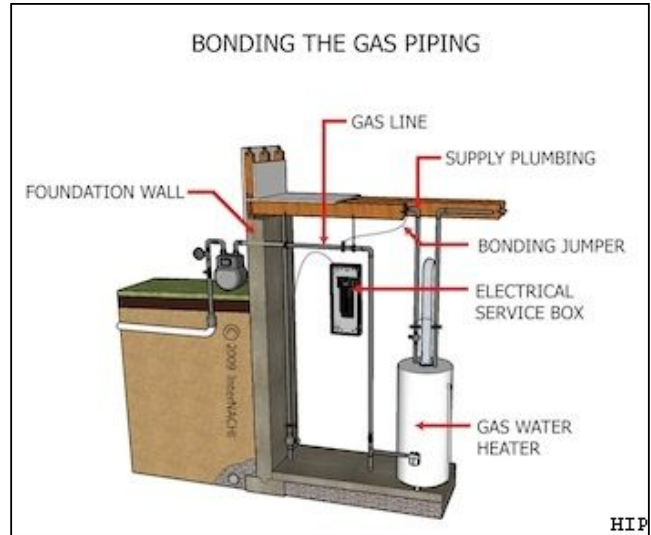
A.1. -The electrical system only has one ground rod installed, it is now recommended that two ground rods be installed for your protection and the ground rods should be located at least 6' apart.

A.2. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

A.3. -The latch on the electric panel door is broken, recommend repairs to help prevent unwanted entry and possible electrical shock.



Overview of main electrical panel



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D=Deficient

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

Type of Wiring:

- -Branch circuits are copper wiring.
- -**GFCI**'s locations - kitchen, bathroom
- -Smoke detectors are tested with test button only.
- -The carbon monoxide detectors were noted in all the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor.

Comments:

B.1. -Arc-Fault Circuit Interrupters (**AFCI**'s) were not noted in all the recommended areas at time of inspection according to present codes. It is now recommended that Arc-Fault Circuit Interrupters be installed in all habitable rooms and that dishwashers, garbage disposals, washing machines and dryers be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected. This may not have been required at time of construction if home was built before Sept. 2002, for more information please feel free to call our office, and we will get you in touch with your inspector.

B.2. -Combination GFCI/Arc-Fault Circuit Interrupters (AFCI's) were not noted in all the recommended areas as is required at this time. It is now recommended that dishwashers, garbage disposals, washing machines and dryers be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office, and we will get you in touch with your inspector.

B.3. The 250 volt overcurrent device is not properly Arc-fault/GFCI protected as recommended. It is now recommended that all 250 volt appliances be Arc-fault and/or GFCI protected.

B.4. -The smoke detectors were not interconnected. This may not have been required at time of construction.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- -Central Forced Air
- -There is one **AVC** & heating unit for this property.
- -AC/Heating unit #1 is located in the main attic and covers the entire home.

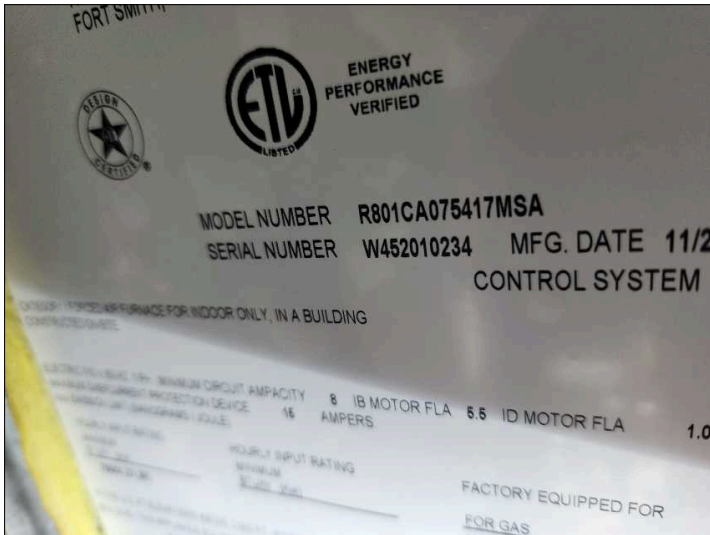
Energy Sources:

- -Heating unit(s) is natural gas.
- -Automatic Igniter(s) were noted.

Comments:

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

I	NI	NP	D
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Manufacturers Tag



Overview of furnace burner compartment.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

- -Central Forced Air
- -A/C unit #1 High/Low differential should fall between 15 and 22 degrees at the unit for proper cooling. The differential for this unit is :18 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.
- -A/C compressor(s) is electric.

Comments:

B.1. -The evaporator is missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

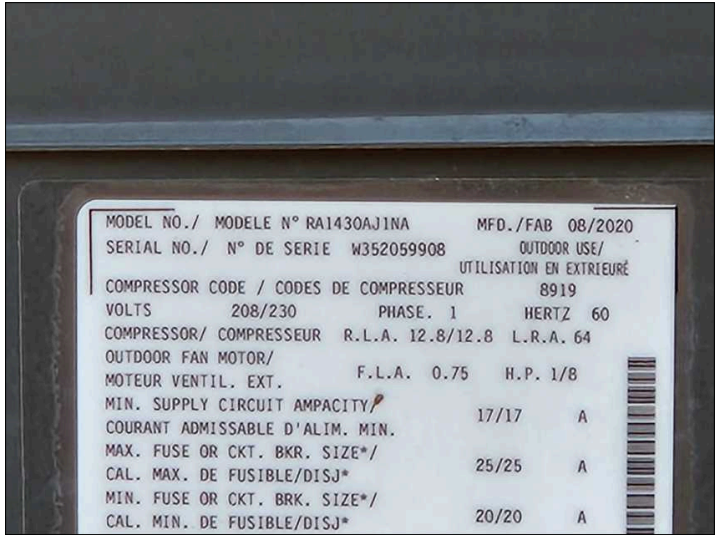
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Manufacturers Tag

- The evaporator is missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct system,Chases, and Vents
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Comments:

C.1. -Filter type is disposable.

I=Inspected

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D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter:

- -The water meter is located at the front curb.
- -The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.
- -The gas meter is located on the left.
- The gas distribution pipe is Black Iron.

Location of Main Water Supply Valve:

- -Water supply lines are made of pex tubing.
- -The main water shutoff is located on the right interior wall of garage.
- -Static Water Pressure Reading:56

Comments:

A.1. - PEX pipe material should not be used outdoors unless buried or otherwise protected. PEX piping will deteriorate in the prolonged presence of ultraviolet rays, so it should not be used outdoors if there is a chance that it will be exposed to sunlight for any duration.

A.2. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.3. -Recommend adding or replacing insulation to exterior faucets to help prevent freezing.

A.4. -All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.

A.5. -Recommend sealing the shower surround to help prevent water penetration to underlying materials. Mainly at - hall bath

A.6. -Paint pipe at gas meter to help prevent premature deterioration.

A.7. -Gas flex line exceeds proper length. Mainly at - furnace

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water Pressure for home



- Recommend adding or replacing insulation to exterior faucets to help prevent freezing.



- PEX pipe material should not be used outdoors unless buried or otherwise protected. PEX piping will deteriorate in the prolonged presence of ultraviolet rays, so it should not be used outdoors if there is a chance that it will be exposed to sunlight for any duration.



- Paint pipe at gas meter to help prevent premature deterioration.

I=Inspected

NI=Not Inspected

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



- Recommend sealing the shower surround to help prevent water penetration to underlying materials. Mainly at - hall bath



- All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.



- Gas flex line exceeds proper length. Mainly at - furnace

X			
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B. Drains, Wastes, and Vents

Comments:

B.1. -Drain and waste pipes are made of plastic.

B.2. -Overflows are not tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- Unit #1 water heater is gas.

Capacity:

- The water heater #1 is Tankless w/unlimited capacity.
- Water heater(s) is/are located in the garage for the entire home.

Comments:

C.1. The water heater is operating as intended, however deficiencies may be listed below if applicable.

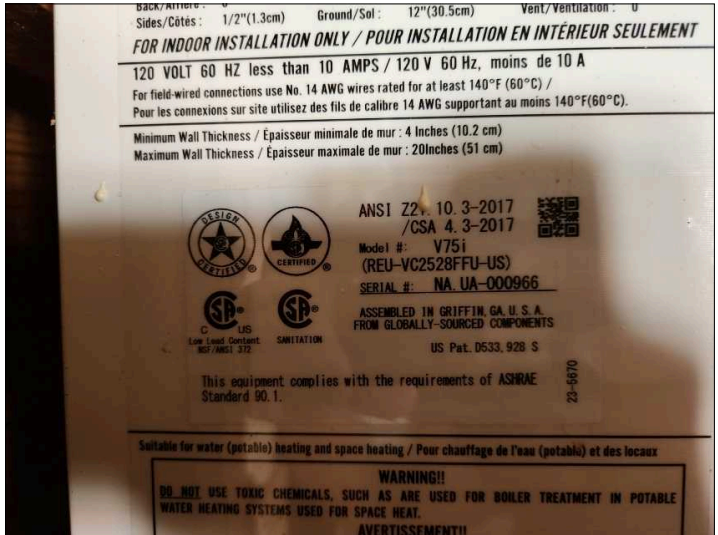
C.2. -No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.

C.3. -The water heater pan drain or T&P (Pop-Off) valve drain line does not have a properly installed 90 elbow to safely direct the high-pressure discharge from the valve where it exits the exterior.

C.4. - The condensation drain line is missing from the vent of the water heater. Recommend adding drain line to help prevent condensation from draining back in to unit.



- The water heater pan drain or T&P (Pop-Off) valve drain line does not have a properly installed 90 elbow to safely direct the high-pressure discharge from the valve where it exits the exterior.



Manufacturers Tag

I=Inspected

NI=Not Inspected

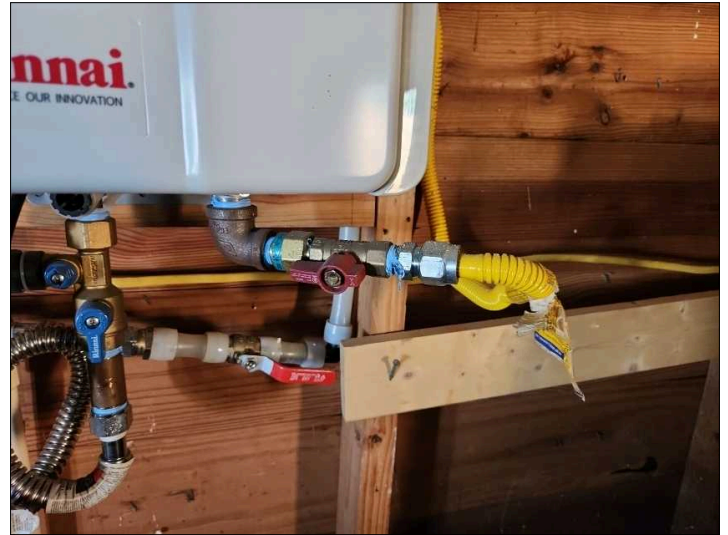
NP=Not Present

D=Deficient

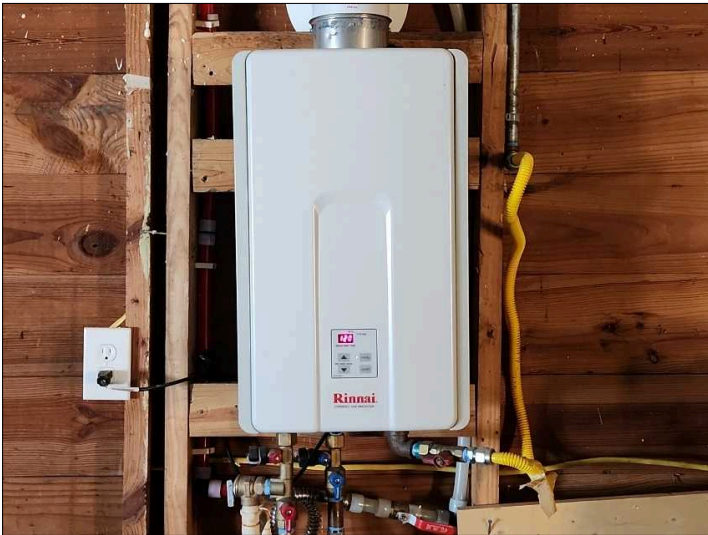
I	NI	NP	D
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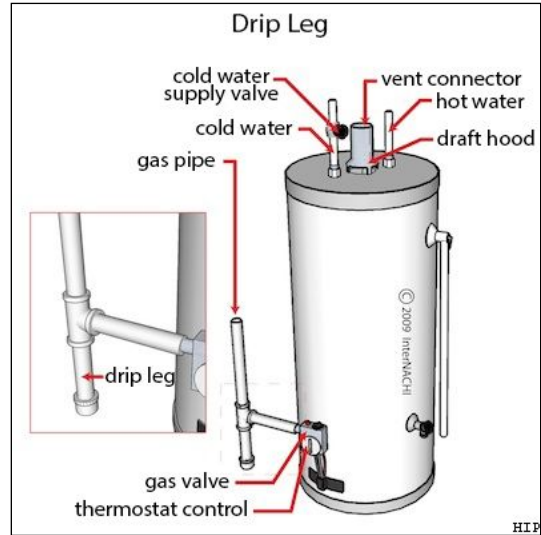
- The condensation drain line is missing from the vent of the water heater. Recommend adding drain line to help prevent condensation from draining back in to unit.



- No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.



Overview of water heater(s)



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

A.1. -Dishwasher was hard wired and no visible disconnect was noted, recommend installing a means of disconnect.

B. Food Waste Disposers

Comments:

B.1. -Garbage disposal is operating as intended.

C. Range Hood and Exhaust Systems

Comments:

C.1. -The range vent is vented to the exterior.

C.2. -The range vent is operating as intended.

D. Ranges, Cooktops, and Ovens

Comments:

D.1. -Range is gas

D.2. -Oven Thermostat to Temperature Reading: 350F / 365-370F



Overview of range



-Oven Thermostat to Temperature Reading: 350F / 365-370F

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

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

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

F.1. -Bath or laundry exhaust vents terminate in attic, recommend all exhaust vents terminate to the exterior.



- Bath or laundry exhaust vents terminate in attic, recommend all exhaust vents terminate to the exterior.

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

Comments:

G.1. -The electric garage door opener did not properly reverse when the manual safety reverse was block tested. Mainly at -

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Comments:

H.1. -Indications are that the dryer vent is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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Comments:

I.1. -The refrigerator is operating as intended.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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- The refrigerator is operating as intended.



- The freezer is operating as intended.

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:

Type of Storage Equipment:

- The Well-house/Well-equipment is located on the side of the property.

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:

Location of Drain Field:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Sewer Scope Observations
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Materials:
Location:
Observations:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Other
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Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	A.1. -There are indications of previous foundation repair. We recommend you refer to the structural engineer's report if available for further information of repairs, warranty and proper maintenance of the foundation. There is often a transferable warranty after work has been completed, recommend contacting the homeowner for more information.
Page 6 Item: B	Grading & Drainage	B.1. -The soil or concrete is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions to Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - front, left side B.2. -Fill dirt is needed along the foundation or in the yard. Mainly at - right side
Page 7 Item: C	Roof Covering Materials	C.1. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions. C.2. -One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust. C.3. -Splash blocks or downspout extensions should be installed to direct water away from foundation.
Page 11 Item: D	Roof Structure and Attic	D.1. Unused vent. Recommend sealing to help retain proper insulation.

Page 12 Item: E	Walls (Interior and Exterior)	<p>E.1. -Seal all vents at wall connection to help prevent water penetration into walls. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.</p> <p>E.2. -Recommend sealing trim to help prevent water penetration. Mainly at - right side, rear</p> <p>E.3. -There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration.</p> <p>E.4. -There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - right side</p> <p>E.5. -The are signs of previous repairs in the siding. Unable to determine condition of underlying materials. Mainly at - left side</p>
Page 14 Item: F	Ceilings and Floors	<p>F.1. -Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - front walk</p> <p>F.2. -Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - garage</p> <p>F.3. -Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - throughout</p>
Page 15 Item: G	Doors (Interior and Exterior)	G.1. -The door is not latching properly. Mainly at - back door
Page 15 Item: H	Windows	<p>H.1. -Sealant is needed around various windows between the window framing and exterior brickwork or trim to help prevent water penetration, recommend checking all windows for proper sealant.</p> <p>H.2. A scratch was noted in a window pane. Mainly at - rear bedroom</p>
Page 17 Item: I	Stairways (Interior and Exterior)	<p>I.1. -The stair hand rails are not continuous from top to bottom of stairway as recommended at the time of construction.</p> <p>I.2. -There was no graspable rail on the staircase.</p>
Page 17 Item: K	Porches, Balconies, Decks, and Carports	K.1. -Joist hangers are missing on the patio cover joist.
Page 18 Item: L	Other	L.1. - Seal countertop at wall connection. Mainly at - kitchen

ELECTRICAL SYSTEMS

Page 19 Item: A	Service Entrance and Panels	<p>A.1. -The electrical system only has one ground rod installed, it is now recommended that two ground rods be installed for your protection and the ground rods should be located at least 6' apart.</p> <p>A.2. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.</p> <p>A.3. -The latch on the electric panel door is broken, recommend repairs to help prevent unwanted entry and possible electrical shock.</p>
Page 20 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.1. -Arc-Fault Circuit Interrupters (AFCI's) were not noted in all the recommended areas at time of inspection according to present codes. It is now recommended that Arc-Fault Circuit Interrupters be installed in all habitable rooms and that dishwashers, garbage disposals, washing machines and dryers be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected. This may not have been required at time of construction if home was built before Sept. 2002, for more information please feel free to call our office, and we will get you in touch with your inspector.</p> <p>B.2. -Combination GFCI/Arc-Fault Circuit Interrupters (AFCI's) were not noted in all the recommended areas as is required at this time. It is now recommended that dishwashers, garbage disposals, washing machines and dryers be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office, and we will get you in touch with your inspector.</p> <p>B.3. The 250 volt overcurrent device is not properly Arc-fault/GFCI protected as recommended. It is now recommended that all 250 volt appliances be Arc-fault and/or GFCI protected.</p> <p>B.4. -The smoke detectors were not interconnected. This may not have been required at time of construction.</p>

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 21 Item: B	Cooling Equipment	<p>B.1. -The evaporator is missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.</p>
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PLUMBING SYSTEM		
Page 23 Item: A	Water Supply System and Fixtures	<p>A.1. - PEX pipe material should not be used outdoors unless buried or otherwise protected. PEX piping will deteriorate in the prolonged presence of ultraviolet rays, so it should not be used outdoors if there is a chance that it will be exposed to sunlight for any duration.</p> <p>A.2. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.</p> <p>A.3. -Recommend adding or replacing insulation to exterior faucets to help prevent freezing.</p> <p>A.4. -All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.</p> <p>A.5. -Recommend sealing the shower surround to help prevent water penetration to underlying materials. Mainly at - hall bath</p> <p>A.6. -Paint pipe at gas meter to help prevent premature deterioration.</p> <p>A.7. -Gas flex line exceeds proper length. Mainly at - furnace</p>
Page 26 Item: C	Water Heating Equipment	<p>C.2. -No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.</p> <p>C.3. -The water heater pan drain or T&P (Pop-Off) valve drain line does not have a properly installed 90 elbow to safely direct the high-pressure discharge from the valve where it exits the exterior.</p> <p>C.4. - The condensation drain line is missing from the vent of the water heater. Recommend adding drain line to help prevent condensation from draining back in to unit.</p>
APPLIANCES		
Page 28 Item: A	Dishwashers	A.1. -Dishwasher was hard wired and no visible disconnect was noted, recommend installing a means of disconnect.
Page 29 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	F.1. -Bath or laundry exhaust vents terminate in attic, recommend all exhaust vents terminate to the exterior.
Page 29 Item: G	Garage Door Operators	G.1. -The electric garage door opener did not properly reverse when the manual safety reverse was block tested. Mainly at -