

PROPERTY INSPECTION REPORT



6714 Misty Dale Dr. , Katy, TX 77449
Inspection prepared for: Matt Messer
Real Estate Agent: Open House - Open House

Date of Inspection: 12/14/2022 Time: 1:30 PM
Age of Home: 2001 Size: 1,999
Weather: Clear
Structure Type: Structure is a wood framed structure
on a concrete slab foundation.

Inspector: Steve McElwee
License 21679
Deer Park, TX 77536

Email: steve@inspect-texas.com

PROPERTY INSPECTION REPORT FORM

<u>Matt Messer</u>	<u>12/14/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>6714 Misty Dale Dr. , Katy, TX 77449</u>	
<i>Address of Inspected Property</i>	
<u>Steve McElwee</u>	<u>License 21679</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

Table Of Contents

STRUCTURAL SYSTEMS	4-15
ELECTRICAL SYSTEMS	16-19
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	20-22
PLUMBING SYSTEMS	23-25
APPLIANCES	26-28
OPTIONAL SYSTEMS	29-30
Glossary	31
Report Summary	32-33

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

- SLAB FOUNDATION

• During the inspector's visual assessment of the home's foundation, as well as observations made outside the home and within the home, it is the inspector's opinion that the structural integrity of the foundation was performing satisfactory at time of inspection. Although no stress signals were observed at the time of inspection, no warranty against future movement can be made.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Grading and Drainage

Comments:

- The soil is required to slope downward away from the foundation to prevent water from pooling next to or even under foundation. The soil needs to slope 6" down in the first 10' away from house.
- Gutters downspouts should extend out beyond 5' from foundation to allow for proper runoff. All gutter downspouts should have splash blocks or diverters to control erosion and direct the roof water away from the foundation
- **The soil around the house is not correctly sloped away from the foundation.**
- **One or more gutter downspout (s) are discharging too close to foundation.**



Gutter downspout discharging too close to the foundation.



Water pooling in the backyard

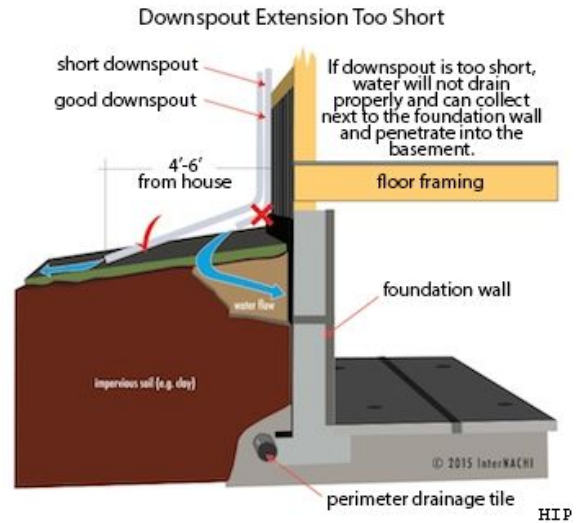
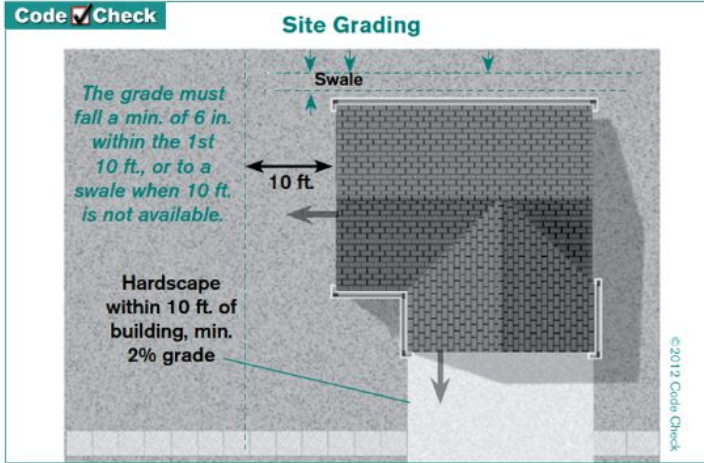
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Ground with 30' spectroscope equipped with camera. This allows the inspector to perform the roof inspection when the height, or pitch of the roof make it unsafe to physically walk the surface. If more information, or a 'walk on surface' evaluation of the roof covering is desired, a qualified roofing contractor should be consulted prior to closing.

Comments:

- The inspector is not required to inspect from the roof level if; in the inspectors reasonable judgment, the inspector cannot safely reach and/or stay on the roof without harming him/herself, or causing significant damage to the roof covering materials. Only areas of the roof deemed safe to walk, are walked. It is essential that any recommendations that we may make for correction should be completed by a reputable roofing contractor before closing, because a qualified roofing contractor could reveal other problems or recommend repairs.
- The Inspector is not a professional roofer. Please feel free to hire one prior to your closing.

The Inspector will do his best to inspect the roof system within the time allotted. He will inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system at shingle tabs are not inspected as this could damage the shingle.

It is virtually impossible to detect a leak except as it is occurring, or by specific water tests, which are beyond the scope of our inspection. I recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy. Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. For example, I can only guess the age.

This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

- **Damaged shingles were noted in one or more locations of roof.**
- **Having a qualified roofing contractor review is recommended.**
- **This house needs a new roof**

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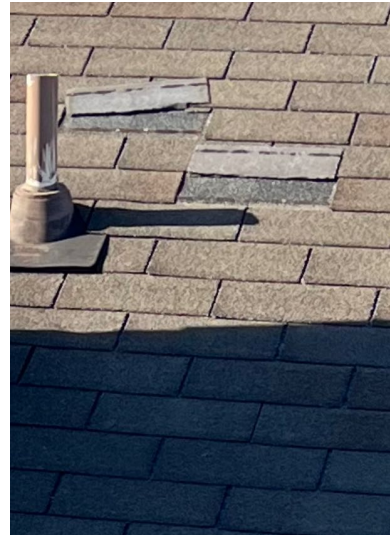
Damaged shingles.



Damaged shingles.



Damaged shingles.



Damaged shingles.

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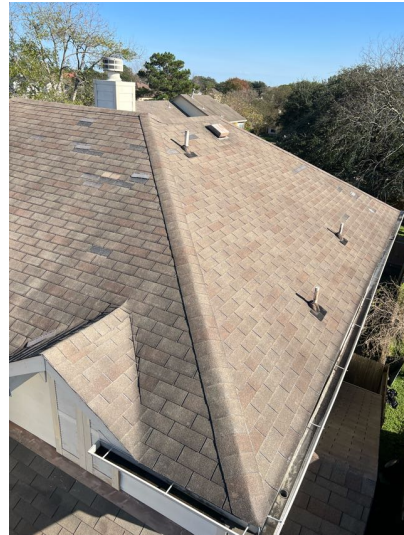
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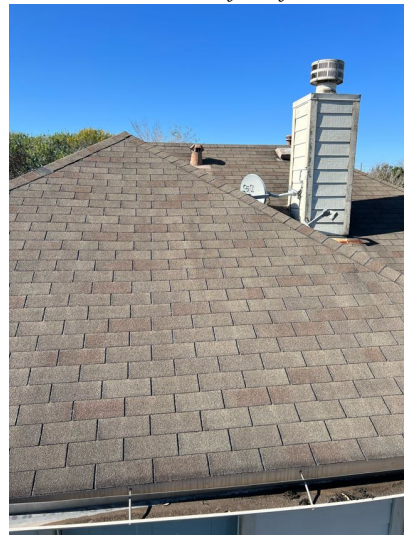
Picture of roof



Picture of roof



Picture of roof



Picture of roof

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D. Roof Structure and Attics

Viewed From:

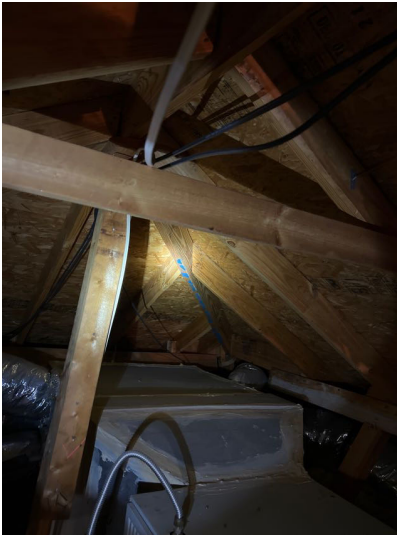
- Attic - Note: The inspector did not enter the full attic and most of the inspection is done from the platform installed due to trip and safety hazards i.e electrical wiring, ductwork, blown in insulation and the inspector not wanting to damage the property. Only areas of the attic determined accessible by the inspector are inspected
- Note: The inspector did not enter the full attic and most of the inspection was performed from the platform installed due to trip and safety hazards i.e electrical wiring, ductwork, blown in insulation. The only areas of the attic space inspected was done so from the decking installed.

Approximate Average Depth of Insulation:

- Blown-in insulation was noted at approximately [12"-14"]

Comments:

- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties
- Strong natural gas odor noted in the attic space.



Picture of attic space



Picture of attic space

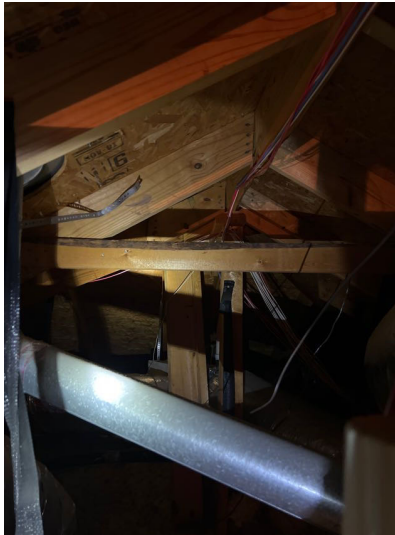
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Picture of attic space

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Exterior wood lap siding noted
- Exterior Hardiboard {fiber cement} siding noted
- Drywall walls noted on interior

Comments:

• Interior - Home was partially / and or completely occupied at the time of the inspection. Stored personal belongings can affect the inspectors view of the entire wall system. Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or fungus.

- **Damaged door trim noted in one or more locations.**

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Damaged door trim.



Damaged drywall



Moisture stains noted on wall in upstairs back left bedroom.



Damaged drywall

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Electric and gas dryer connections present.

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

Ceiling and Floor Materials:

- Ceiling is made of drywall with texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations
- Floors had tile and/or stone covering in one or more areas

Comments:

- Damaged drywall noted on ceiling in one or more locations.
- Moisture stains were noted ceiling. The cause and remedy should be further evaluated and corrected as needed.
- Nail pops or nails that have backed out were observed in one or more areas of the ceiling.



Damaged ceiling.



Nail pops or nails that have backed out were observed in one or more areas of the ceiling.

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Damaged ceiling



Moisture stain on ceiling.



Moisture stain on ceiling.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Doors (Interior and Exterior)

Comments:

- One or more of the garage door panels were observed to be damaged, weathered, warped and/or dented at the time of the inspection.
- One or more interior doors noted to be binding in door frame.

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One or more of the garage door panels were observed to be damaged, weathered, warped and/or dented at the time of the inspection.



Bedroom door binding

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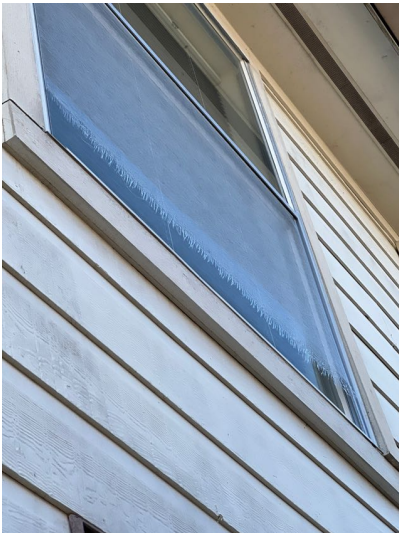
H. Windows

Window Types:

- Windows are made of aluminum

Comments:

- **One or more of the window screens were observed to be damaged and/or missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.**



Damaged window screen



Damaged window screen

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Damaged window screens

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the family room

Types:

- Fireplace appears to be a natural gas operated chamber

Comments:



Picture of fireplace.



Fireplace chimney

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Fireplace chimney cap

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K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Materials:

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- The electrical service panel is located in the garage.

Materials and Amp Rating:

- Copper wiring
- 125 amp

Comments:

- The Inspector is not a licensed electrician. Please feel free to hire a licensed electrical contractor prior to putting the home on the market and or the end of your option period.

If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices for obvious visual problems. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches.

Therefore, it is essential that any recommendations that we may make for correction should be completed before the end of the warranty period, or before closing, because an electrician could reveal other problems or recommend other repairs not noted in this report.

- Service entrance wiring is underground
- **The aluminum service conductors in electrical panel missing anti-oxidant grease.**



Electric meter.



Electric meter.

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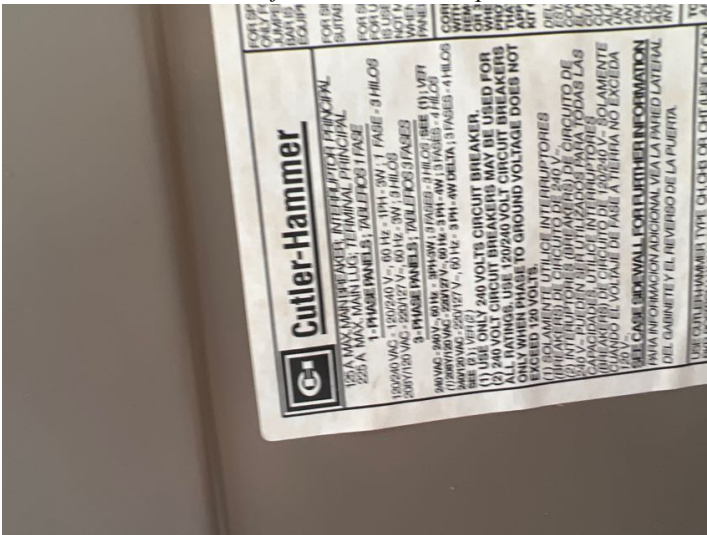
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Picture of electrical service panel.



Picture of electrical service panel.



Electrical service panel brand name.



Main breaker.

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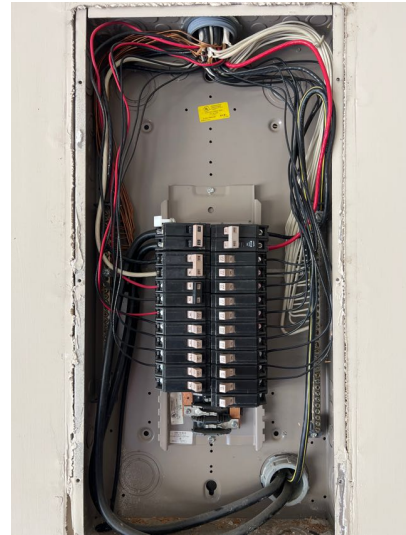
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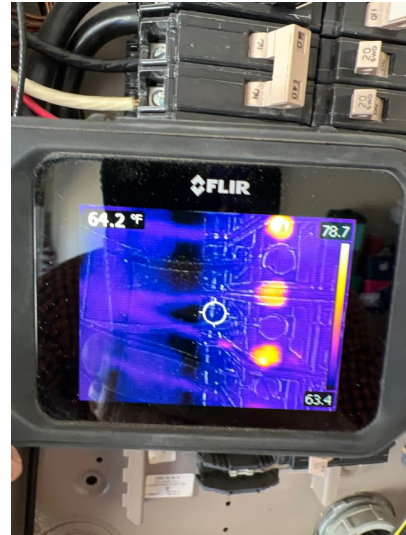
Picture of breakers



Picture of electrical service panel.



Aluminum service conductors missing anti-oxident grease.



Thermal imaging camera used to detect over heating electrical components. No issues.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO2 detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating of 2-B:C.

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Missing smoke alarm

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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- Number of Heating Units (1)
- Brand name: BRYANT
- Manufacture Date 2002

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Picture of Furnace



Furnace brand name

B. Cooling Equipment

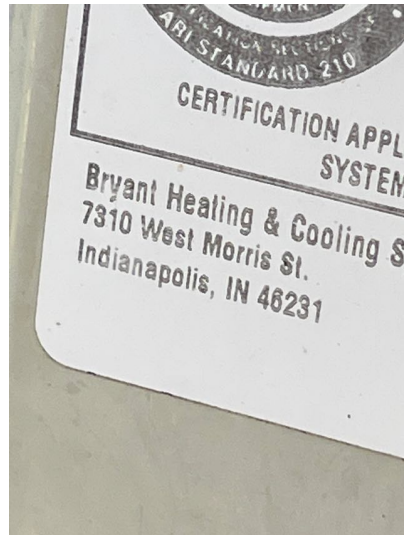
Type of Systems:

Comments:

- Number of AC Units : 1
- AC Unit #1 Brand Name: BRYANT
- AC Unit #1 Manufacture Date: 2002
- The temperature difference between Return Air and Supply Air is 18.2 degs. F.
- The AC Unit evaporator coil was noted defective due to water in secondary condensate containment pan.
- Refrigerant lines noted with damaged / missing insulation at the Condensing Unit.



AC condensing unit.



AC Condensing unit brand name

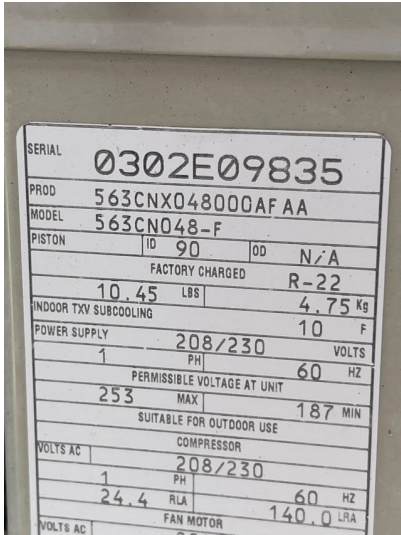
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AC condensing unit data tag.



Damaged / missing insulation on freon line at AC condensing unit.



The AC Unit evaporator coil was noted defective due to water in secondary condensate containment pan.



Air temperature measured at return air vent.

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Air temperature measured at supply air vent.

C. Duct Systems, Chases, and Vents

Comments:

D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front yard Left side close to street

Location of Main Water Supply Valve:

- In garage.
- At Meter.

Comments:

- Type of Supply Piping Material: CPVC

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CPCV water piping



Water shut off valve



Water pressure.



Water meter.

B. Drains, Wastes, and Vents

Comments:

- Type of Drain Piping Material: PVC

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C. Water Heating Equipment

Energy Source:

- Water heater is natural gas
- Water heater is located in the attic
- This house is equipped with 1 water heaters.

Capacity:

- Unit is 40 gallons

Comments:

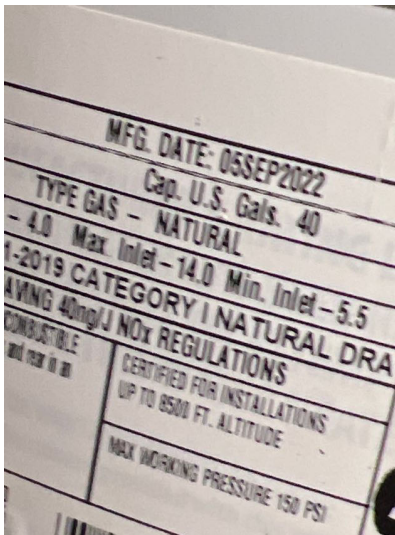
- Water heater #1 Brand name: RHEEM
- Water heater #1 manufacturer date: 2022



Picture of water heater



Water heater brand name



Water heater data tag

D. Hydro-Massage Therapy Equipment

Comments:

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I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

Type of Gas Distribution Piping Material:

- Black Carbon Steel Pipe

Location of Gas Meter:

- Left Side of House

Comments:



F. Other

Materials:

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

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Dishwasher

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

C. Range Hood and Exhaust Systems

Comments:



Range hood

D. Ranges, Cooktops, and Ovens

Comments:

- ***** FREE STANDING OVEN *****
- Oven: Natural gas

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Gas range

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E. Microwave Ovens

Comments:

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Bathroom exhaust fan noted with damaged termination cover



Bathroom exhaust fan noted with damaged termination cover

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G. Garage Door Operators

Door Type:

- One {16'} steel panel door

Comments:

- One or more garage door operator(s) were not working properly at time of the inspection.

H. Dryer Exhaust Systems

Comments:

- The dryer vent pipe has been terminated through roof with an unapproved roof jack. Dryers terminated at roof requires a roof jack that is designed for this purpose. It is required to have a back draft damper to keep birds and rodents from building nests in the dryer exhaust pipe.



Unapproved roofjack used for dryer vent pipe.



I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

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I	NI	NP	D
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C. Outbuildings

Materials:
Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • The soil around the house is not correctly sloped away from the foundation. • One or more gutter downspout (s) are discharging too close to foundation.
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Damaged shingles were noted in one or more locations of roof. • Having a qualified roofing contractor review is recommended. • This house needs a new roof
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Damaged door trim noted in one or more locations.
Page 12 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Damaged drywall noted on ceiling in one or more locations. • Moisture stains were noted ceiling. The cause and remedy should be further evaluated and corrected as needed. • Nail pops or nails that have backed out were observed in one or more areas of the ceiling.
Page 13 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • One or more of the garage door panels were observed to be damaged, weathered, warped and/or dented at the time of the inspection. • One or more interior doors noted to be binding in door frame.
Page 14 Item: H	Windows	<ul style="list-style-type: none"> • One or more of the window screens were observed to be damaged and/or missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.

ELECTRICAL SYSTEMS

Page 17 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The aluminum service conductors in electrical panel missing anti-oxidant grease.
Page 19 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO2 detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating of 2-B:C.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 21 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • The AC Unit evaporator coil was noted defective due to water in secondary condensate containment pan. • Refrigerant lines noted with damaged / missing insulation at the Condensing Unit.
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APPLIANCES

Page 28 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • Bathroom exhaust fan noted with damaged termination cover
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Page 29 Item: G	Garage Door Operators	<ul style="list-style-type: none">• One or more garage door operator(s) were not working properly at time of the inspection.
Page 29 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none">• The dryer vent pipe has been terminated through roof with an unapproved roof jack. Dryers terminated at roof requires a roof jack that is designed for this purpose. It is required to have a back draft damper to keep birds and rodents from building nests in the dryer exhaust pipe.