



812 W Blum St, Alvin, TX 77511

Inspection prepared for: Pierre Charland

Date of Inspection: 1/18/2023 Time: 12:30 PM

Age of Home: 1940 Size: 1120sf

Weather: rain/temperature 73

Order ID: 3622

Agent: Jennifer Holwell

Inspector: Lou Wissner, 7492

PROPERTY INSPECTION REPORT FORM

Pierre Charland

Name of Client

1/18/2023

Date of Inspection

812 W Blum St, Alvin, TX 77511

Address of Inspected Property

Lou Wissner

Name of Inspector

7492

TREC License #

Name of Sponsor (if applicable)

TREC License #

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

Structure Faces: S
Age of Structure: 1940
Square Footage: 1120sf
Dwelling Type: 1 story single family
Present at Inspection:
Building Status: vacant
Weather Conditions: rain/temperature 73
Outside Temperature: 71*
Utilities On: yes

Inspection Date: 1/18/2023
Start Time: 12:30 pm
Completion Time: 4:45 pm

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring
Attic Space is Limited - Viewed from Accessible Areas
Floors Covered
Plumbing Areas - Only Visible Plumbing Inspected
Walls/Ceilings Covered or Freshly Painted
Siding Over Older Existing Siding
Behind/Under Furniture and/or Stored Items
Crawl Space Is Limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a

professional investigation be obtained.

This property was a 1940 structure. As with all homes, ongoing maintenance is/will be required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

Descriptions— When outside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the front door, even if it does not face the address street.

When inside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the room entrance.

The interior was inspected in a clockwise fashion. The first bedroom that comes up starting at the front door will be bedroom 1, then bedroom 2 etc... likewise for the full bathrooms or any other multiple numbered rooms. Half bathrooms will be counted separately from the full bathrooms.

If you have any questions about room descriptions or locations, please contact us; it's important that you be able to identify the rooms that we discuss in your report.

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information only. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Some issues may be difficult to photograph or too numerous so not all problem areas or conditions will be supported with photos.

To view videos and review highlighted glossary terms in the report the PDF will need to be downloaded and viewed with a full PDF reader such as Adobe. If videos are in report the caption will state "CLICK to VIEW VIDEO" and there will a narrative to discuss content of video.

BLUE text are comments of what we consider to be more significant deficient components, safety issues or conditions which need attention, repair, or replacement. Systems with multiple observed issues will be directed to a list of observed conditions in the report, a complete evaluation by a professional contractor/specialist is recommended to determine if any hidden conditions exist. These comments are also duplicated in the Report Summary page(s).

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those

material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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.

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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):

- Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors' opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

- Pier and Beam

Comments:

- Crawlspace Vantage Point:

- Structural movement and/or settling noted; however, the foundation is currently supporting the structure.

- Adequate access to crawl space not provided. Access must be at least 18" x 24". It is recommended soil to be cleared to give adequate access so that one can enter to monitor and maintain.

- Excessive amount of debris and trash have accumulated in crawl space. It is recommended to remove all debris and trash to prevent unwanted pest and moisture accumulation.

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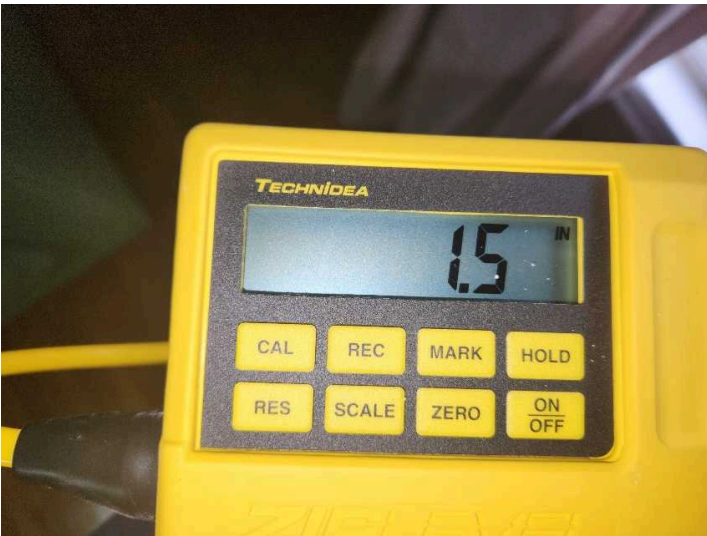
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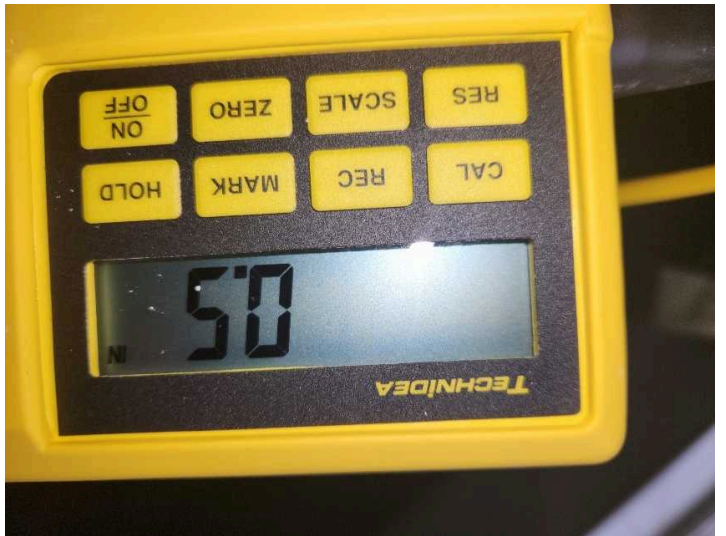
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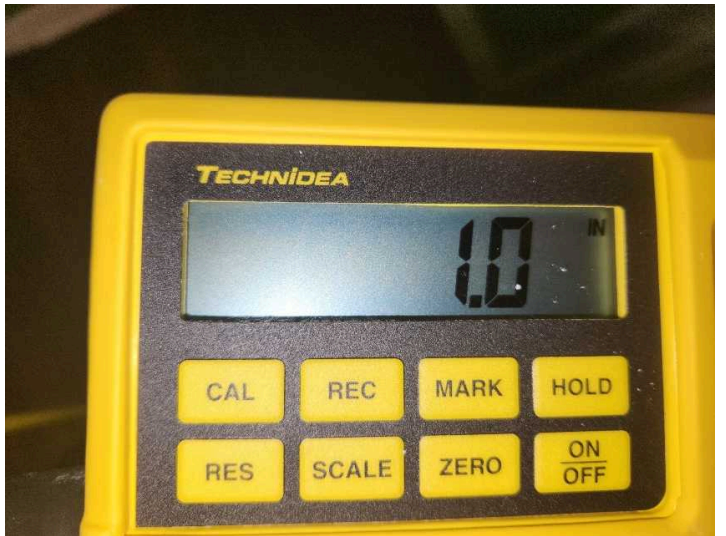
Living room



bedroom 1



Bedroom 2



Dining room

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B. Grading and Drainage

Comments:

- Note: Client is urged to keep soil levels a minimum of 4"-6" below top of slab and graded away to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are considered a conducive condition for Wood Destroying Insects and prevents a visual inspection of the foundation in these areas.
- Downspout damaged and or loose in several locations. It is recommended to properly repair or replace as needed to ensure that rainwater will discharge and be directed away from the foundation.
- Gutter downspout splash block is missing or misaligned in several locations. It is recommended to properly install to prevent erosion around foundation.
- Gutters are loosely attached, damaged or missing in several locations, allowing water to be redirected onto residence. It is recommended to be properly repaired or replaced to allow for proper drainage.



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C. Roof Covering Materials

Type(s) of Roof Covering:

• Notice: This report is an opinion of the general quality and condition of the roof. Clients are urged to contact their insurance company about the insurability of any roof. All repairs noted should be performed by a qualified and competent roofing contractor. After all repairs are made, re-check all areas of roof and roof structure for proper installation of materials and for leaks. If buyer has concerns about the integrity of roof structure, roof covering or other materials, cost of repairs or life expectancy of current roof, a qualified and competent roofing contractor should be consulted.

Note: Roof materials have a limited service life and may have to be spot repaired should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof clear of tree debris, replacing any lose, damaged or missing shingles, and sealing any gaps at flashing materials.

• Asphalt composition shingles

Viewed From:

• Ground with optical lenses

Comments:

• Evidence of water penetration:

• Evidence of previous repairs:

• NOTE: 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 significant damage to the roof covering materials.

• Inspector could not access the roof due to either roofing material, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level with optical lenses.

• Wood deterioration noted to fascia and soffits in one or more locations. It is recommended to properly repair or replace all affected material as well as caulk, prime and paint as needed.

• Trim, soffit, fascia caulking has become cracked or separated. It is recommended to clean and caulk all soffit, fascia and trim to insure proper sealing of building enclosure. Unable to determine condition of underlying materials.

• Exposed nail heads were noted at the roof protrusions and/or ridge shingles. Nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas.

• There are one or more shingles that do not lay flat. This may indicate the fasteners under the shingles are improperly installed and pushing up the edge of the shingle. The affected shingles are more susceptible to wind damage as a result. It is recommended to fully drive nails and apply a small amount of roofing cement to prevent moisture penetration and premature failure.

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- The shingles are very brittle and have lost much of the wear surface. It is recommended that a qualified roofing company further review and evaluate the performance of the roof.
- There is no kickout flashing at one or more vertical wall intersections. This may allow roof runoff to drain onto the wall and/or behind the siding. Kickout flashing should be installed to help divert roof runoff away from the wall. R905.2.8.3 Sidewall flashing. Base flashing against a vertical sidewall shall be continuous or step flashing and shall be a minimum of 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof and/or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counter flashing shall be provided in accordance with Section R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.



Wood deterioration



No kickout flashing



No kickout flashing



Nail pop

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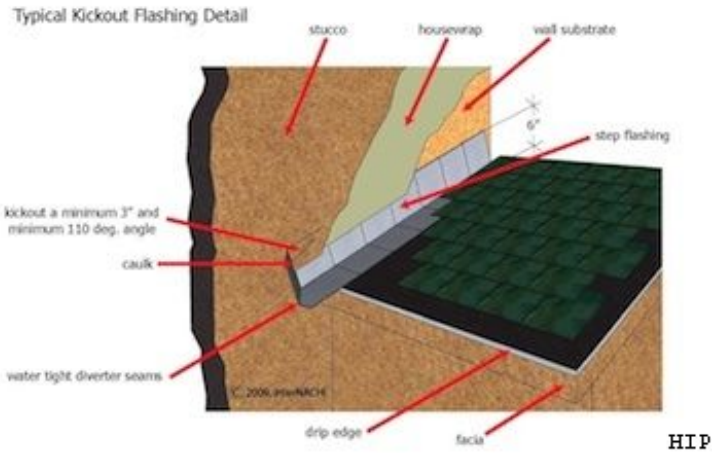
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Nail pop



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D. Roof Structure and Attics

Viewed From:

- Entered Attic Space
- Approximate Average Depth of Insulation:
 - No insulation in the attic
- Comments:
 - Evidence of water penetration:

- Ridge board to rafters are to be full depth of cut rafter. This can promote structural weakness. It is recommended to be repaired as needed. [802.3]
- The attic insulation is missing throughout attic space. It is recommended that additional insulation be added to achieve the minimum of an R-30 rating.
- Inadequate work space or passageway provided to heating and a/c mechanical in attic. Min. 24" solid floor to unit with a minimum 30"x 30" work surface in front of unit. UPC {509.4.3}
- The pulldown attic ladder is not insulated or weather stripped at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate and seal the door as needed.
- Exposed wiring was observed in one or more locations in attic space. It is recommended to be properly repaired and secured inside an approved electrical junction box by licensed electrician.

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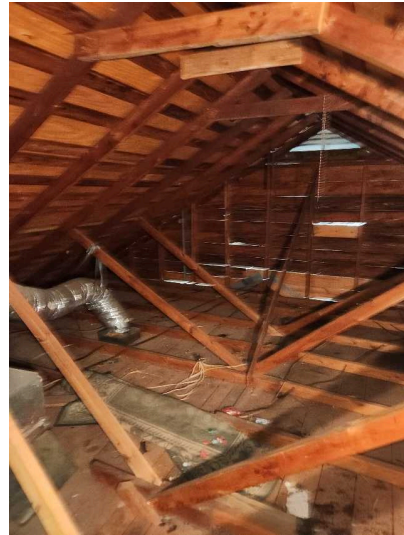
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Missing insulation



Exposed wiring

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NI=Not Inspected

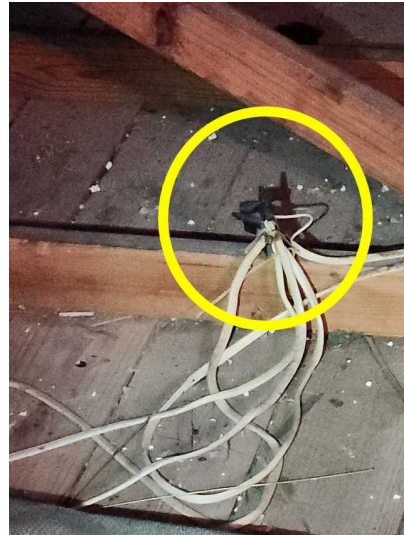
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General photo



Exposed wiring

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E. Walls (Interior and Exterior)

Wall Materials:

- Note: This company does not test for the presence of lead-based paint. If Client has questions or concerns as to whether any of the interior or exterior surfaces contain lead-based paint, it is recommended they consult a qualified environmental testing company to perform test to identify the presence of any lead-based paint.

Note: The condition of the hidden wood or wood structural members and other components in the wall cavities are unknown to this inspector. No opinion as to the condition of the wood or wood structural members or other components in hidden areas is either intended or implied by this inspection and written report.

Note: The interior walls and ceilings have been painted/retextured and/or cosmetically repaired in the recent past. This does not indicate that the Seller are covering up defects, but rather, may be preparing the home for resale. However, this does prevent me from seeing many flaws and defect that I might have otherwise found during the inspection. For this reason, there may be defects that I could not see.

- WOOD SIDING
- WOOD
- WOOD

Comments:

- Evidence of water penetration:
 - Minor cracks in the ceiling and walls are not uncommon. This is a normal occurrence living on the Texas Gulf Coast. It is not considered to be a structural concern. It is recommended to be properly repaired and painted as needed.
 - Shrubs/trees/plants/vines are too close or on exterior walls which could allow moisture or unwanted pest entry. Heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {18"}. It is recommended to trim or remove vegetation as needed .
 - Caulking is separated around doors, windows plumbing and electrical penetrations, expansion joints, around exhaust vent on the exterior of home. It is recommended to seal and paint as needed. Unable to determine condition of underlying materials.
 - Excessive paint wear, peeling, chipping, bubbling. This will expose the raw material to the elements promoting deterioration. It is recommended to be scrapped and painted as needed.
 - Wood deterioration in one or more locations on the exterior siding and trim. It is recommended to be repaired or replaced as needed insuring that all joints and edges are caulked and painted to prevent further deterioration of siding and trim.
 - Exterior wooden siding is too close to roofing materials. It is recommended to be properly repaired as needed allowing a minimum of 1 1/2 inch gap.

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Wood deterioration



Wood deterioration



Wood deterioration



Wood deterioration

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I	NI	NP	D
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Wood deterioration



Wood deterioration



Too close

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

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F. Ceilings and Floors

Ceiling and Floor Materials:

- Note: The condition of the hidden wood or wood structural members and other components in the ceiling and floor cavities, under the attic space insulation materials, under wood flooring and other floor coverings including the sub flooring, in areas not readily observable, and under the roofing material is unknown to this inspector. No opinion as to the condition of the wood or wood structural members or the other components in these hidden areas is either intended or implied by this inspection and written report.

- DRYWALL
- WOOD
- TILE
- VINYL

Comments:

- Evidence of water penetration: YES
- Water penetration, as evident by water stained ceiling drywall in dining room. Dry at the time of inspection. It is recommended to be evaluated further and repaired as needed.
- Missing insulation on a/c primary condensate line in attic space directly above.

G. Doors (Interior and Exterior)

Comments:

- Evidence of water penetration: NO
- Note: Recommend all locks on home be changed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Dead bolt locks are not locked unless bolt is fully thrown.
- The front entry door wooden threshold is loosely attached. It is recommended to be properly repaired or replaced as needed.

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H. Windows

Window Types:

- At the time of the inspection; I was unable to visually inspect or operate some windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture.

Note: Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some instances, I may not be able to disclose this condition, particularly if the windows are dirty or it is raining during inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only. No warranty is implied. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation.

Note: Windows that are closer than 18 inches to the floor pose a safety hazard, especially upstairs windows that are low to the floor. I recommend all windows in these areas be upgraded to double paned windows that are constructed with tempered safety glass.

• WOOD

Comments:

- One or more windows have broken or chipped glass. It is recommended to be properly replaced as needed. Observed in the dining room and spare bedroom.
- Paint peeling and chipping around window frame, sill or trim. This exposes the raw wood to the elements promoting wood deterioration. It is recommended to be scrapped, primed and painted as needed.
- One or more windows throughout residence are stuck closed and inoperative. It is recommended to be properly repaired or replaced as needed.
- Glazing for one or more windows is deteriorating, cracking or missing. This leaves the glass panel loosely installed in frame. It is recommended to be replaced with proper materials to insure integrity of window.
- Locks on one or more windows are binding, stuck or broken and not operating as intended. It is recommended to be replaced or repaired as needed to prevent unauthorized entry.
- There are separated caulk joints around the exterior window frames at one or more locations. This may indicate settling and/or seasonal movement in those areas. The caulk should be touched up or replaced to exclude pests and moisture from those areas. Exterior caulking is the first energy efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.
- Wood deterioration was observed around one or more window trim and frame. It is recommended to be properly repaired or replaced as needed.
- The dining room and spare bedroom windows will not close fully or lock. It is

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recommended to be properly repaired or replaced as needed.

- Water damage to window in dining room. Tested with moisture meter. 10-12%. Shows not wet at present time. Further evaluation is recommended at this time.



Glazing damaged



Glazing damaged



Wood deterioration



Broken glass

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

Comments:

- The stairway and/or landing spindles were observed to be spaced in excess of {4"} apart which is current standards practice. This may be considered an "As Built" condition when the home was built; however current codes require noting this condition as a deficiency for safety concerns. It is recommended to be properly repaired as needed.
- Stairways with more than {3} steps require hand rails a grippable handrail is required. It is recommended to install a proper rail system to prevent accidental fall. [311.5.6]

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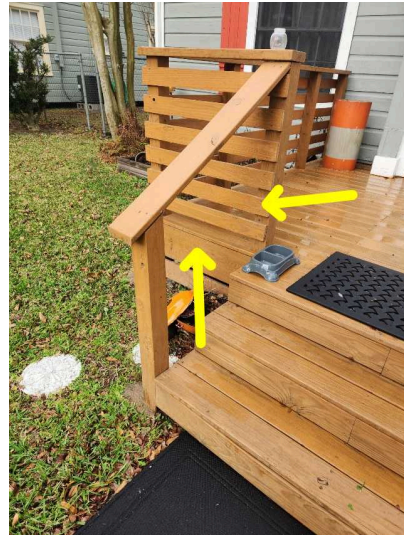
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Spindles missing



Spindles missing



Not a grippable handrail

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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L. Other

Materials:

- Note: I recommend a semi-annual inspection of this property by a qualified and licensed pest control company for wood destroying insects. Having regular inspections can alert you to the presence of these insects before considerable damage can be done. Wood destroying insects can and do show up without warning. Many pest control company's will often perform these inspections for free. You can locate a pest control company in your phone book or internet.

Note: This inspection is limited to those parts of the structure that are visible at the time of the inspection. Examples of inaccessible areas include but are not limited to areas concealed by wall coverings, furniture, equipment and stored articles and any portion of the structure in which inspection would necessitate of removing or defacing any part of the structure. The inspection does not cover any condition or damage which may be revealed in the course of repair or replacement work. If visible evidence of active or previous infestation of listed wood destroying insect is reported, it should be assumed that some degree of damage is present.

Comments:

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- Note: With the exception of the main breaker panel, a condenser disconnect box and wall receptacles, no other equipment or component covers are removed or opened to check electrical wiring. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the Inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards.

- REAR

Materials and Amp Rating:

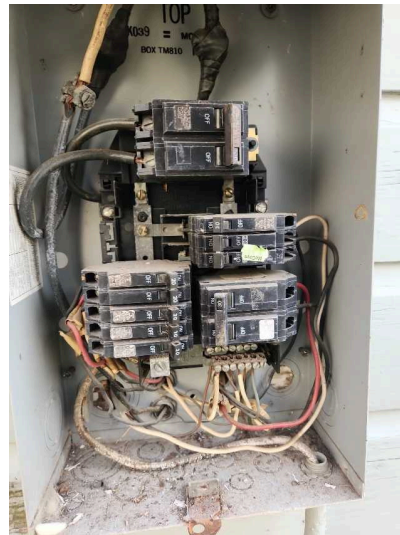
- Brand Electrical Service Equipment: GE
- Copper wiring
- 100 amp

Comments:

- Service entrance wiring is overhead
- Circuit panel is not properly or completely labeled. It is recommended to be properly labeled designating which breaker is for which circuit.
- White electrical wires connected to circuit breakers are not marked with black or red electrical tape to identify them as HOT. IT is recommended to be properly repaired by a licensed electrician as needed.
- The electrical service panel deadfront is missing inside the panel. It is recommended to properly install the appropriate deadfront as needed.



General photo



General photo

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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White wire unmarked

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

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

Type of Wiring:

Note: The Inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems cable-satellite-TV wiring or timers.

FYI: **GFCI**'s (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

FYI: GFCI's should be tested monthly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on GFCI's, as a nuisance trip of the device will cause the loss of food.

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- Copper wiring

Comments:

- Many electrical receptacles are two prong with no ground. It is recommended to be properly repaired or replaced as needed.
- One or more electrical outlets are showing reversed polarity, neutral and or no ground. It is recommended to be properly repaired by licensed electrician.
- GFCI (ground fault circuit interrupter) inoperable or not installed, in kitchen, bathrooms, garage and exterior outlets. It is recommended to be properly repaired by a licensed electrician. [210.8]
- Arc Fault Circuit Interrupter (**AFCI**) breakers were not observed in service panels for one or more areas servicing kitchens, family room, dining room, living room, parlor, library, dens, bedrooms, sunrooms, recreation room, closets, hallways, and laundry room outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the

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

I	NI	NP	D
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passage of time, building standards have changed to reflect current understanding. We recommend considering updating the existing electrical to provide AFCI protection. Arc-fault protection can be provided using AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. Combination-type AFCI are required for 15A & 20A branch circuits supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways & similar rooms or areas. [3902.11]16 {210.12A}

- Smoke alarms were inoperative or missing in residence. Smoke alarms are required in each sleeping room and adjoining areas, with a minimum of one detector on each story. The alarms are to be interconnected so that activation of one alarm sets off all alarms.[313.1, 313.2]
- There are missing carbon monoxide alarms in the home. Carbon monoxide alarms should be installed in accordance with current standards, as follows: 2009 International Residential Code R315.2.1 New construction. Carbon monoxide alarms shall be provided in dwelling units when either or both of the following conditions exist. 1. The dwelling unit contains a fuel- fired appliance. 2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms. When a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Carbon monoxide is an odorless, colorless, and tasteless gas that is near impossible to identify without a proper detector. It is caused by fuels not burning completely, including wood, gasoline, coal, propane, natural gas, gasoline, and heating oil. This unburned fuel can come from anything from clothes dryers, water heaters, and ovens to ranges, a fire-burning fireplace, or a car left running in a closed garage.



Open ground



Open ground

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Two prong plug

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Note: Furnaces and A/C units can and do go out without warning, especially older units. As a homebuyer, you should be proactive and upgrade any units older than 10 to 12 years old or units with bent/damaged/loose fitting panels. Regardless of the decision to upgrade, have the furnace(s) cleaned, serviced and adjusted for peak operation prior to closing and then annually prior to the first use. As this is only a limited visual inspection of these systems, any furnace or A/C unit 10 to 12 years old or older should be thoroughly evaluated by a knowledgeable, qualified and licensed HVAC contractor prior to closing. Having your heating and cooling system serviced each year before the first use will ensure that the system is safe and operating as intended. Failure to have a yearly check up can lead to expensive repairs or replacement do to malfunctioning equipment. Malfunctioning heating systems can also be dangerous. You can find a list of qualified HVAC contractors by looking in your phone book.

Energy Sources:

- The furnace is gas powered

Comments:

- The unit appeared to be functioning as intended at the time of the inspection.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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General photo

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

I	NI	NP	D
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B. Cooling Equipment

Type of Systems:

- Note: Furnaces and A/C units can and do go out without warning, especially older units. As a homebuyer, you should be proactive and upgrade any units older than 10 to 12 years old or units with bent/damaged/loose fitting panels. Regardless of the decision to upgrade, have the furnace(s) cleaned, serviced and adjusted for peak operation prior to closing and then annually prior to the first use. As this is only a limited visual inspection of these systems, any furnace or A/C unit 10 to 12 years old or older should be thoroughly evaluated by a knowledgeable, qualified and licensed HVAC contractor prior to closing. Having your heating and cooling system serviced each year before the first use will ensure that the system is safe and operating as intended. Failure to have a yearly check up can lead to expensive repairs or replacement do to malfunctioning equipment. Malfunctioning heating systems can also be dangerous. You can find a list of qualified HVAC contractors by looking in your phone book.

- Electric — Central

Comments:

- Cooling System Temperature Differential: 15
- Filter Location: dining room
- This unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards.
- Insulation for primary HVAC condensate drain line missing in several locations in attic. Moisture has damaged the decking in attic space. It is recommended to be replaced to prevent condensation build-up prior to repairing decking.
- Insulation at condenser line is deteriorating or missing. It is recommended to replace insulation as needed.
- Rust was observed in A/C over flow pan, this indicates that possibly at onetime there was or is a restriction in the primary drain. It is recommended to have drain lines serviced by a licensed HVAC technician.
- Inadequate service passageway to HVAC unit in attic. It is recommended to install proper passageway; min. 24" wide solid wood floor from entrance to appliance.[1305.1.1]

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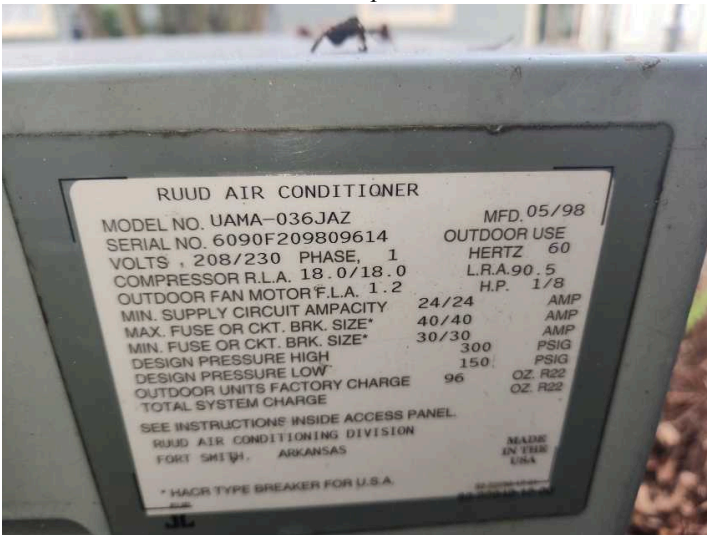
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General photo



Insulation deterioration



General photo



General photo

I=Inspected

NI=Not Inspected

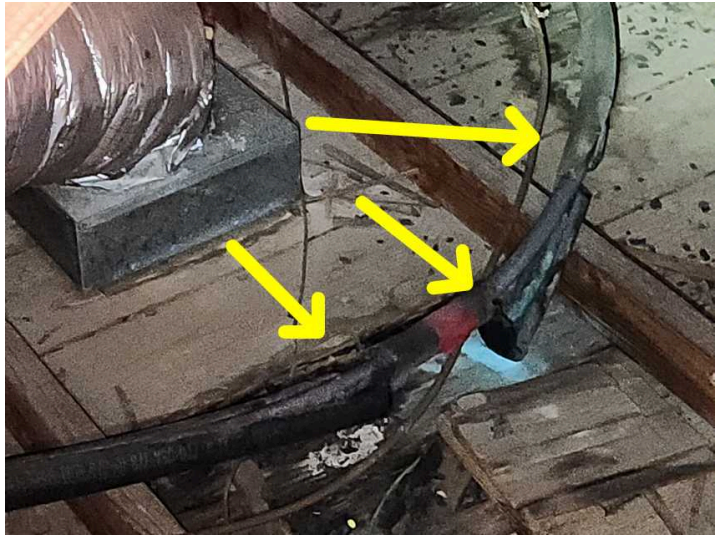
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Rust in pan



Insulation missing

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C. Duct Systems, Chases, and Vents

Comments:

- Note: I recommend having the duct system pressure tested for leakage. This is beyond the scope of this inspection; however, many older duct systems leak (especially metal duct systems) I recommend that all dirty filters be replaced before moving in and at either regular monthly intervals or as needed thereafter. Any register/diffuser which has signs of dirt around it may indicate a dirty system or a system that was dirty at one time.

- Type of duct: FLEX DUCT

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D. Other

Comments:

I=Inspected

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I	NI	NP	D
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IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- STREET

Location of Main Water Supply Valve:

- FRONT

Comments:

- Type of Supply Piping Material: galvanized
- Static Water Pressure: 60psi
- The water was turned off to the structure at the time of this inspection. Seller's agent came and turned on. Seller came out and fixed the water lines to the kitchen sink and the bathroom sink and toilet. All works as intended. I am unable to check the operation of the water fixtures and associated components that use water due to this limitation. A limited visual survey of the general condition of accessible components will be performed, and if any deficiencies are observed, they will be listed within their related section.
- Home is equipped with galvanized water pipe. Galvanized plumbing has a life expectancy of 40-50 years and may deteriorate from the inside out. One indication of galvanized plumbing can be rusty water when faucets first turned on. It is recommended to be reviewed and evaluated further by licensed plumber. Repairing as needed.
- Insulation on exterior faucet and pipes is deteriorating or missing. It is recommended to be replaced as needed.
- Anti-siphon device missing on exterior faucets. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are cheap and can be found in most home improvement stores. It is recommended to be properly installed as needed.
- The water to the kitchen sink and the bathroom sink were stopped up with rust and debris in the plumbing line. Once the filter screen was cleaned out they worked. I suspect that the rust and debris is from the galvanized plumbing. Further evaluation by a licensed plumber is strongly recommended.

I=Inspected

NI=Not Inspected

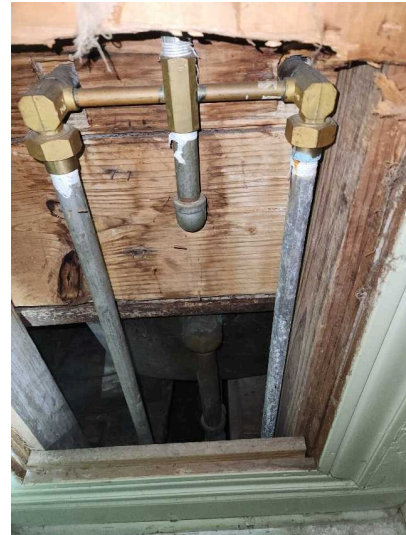
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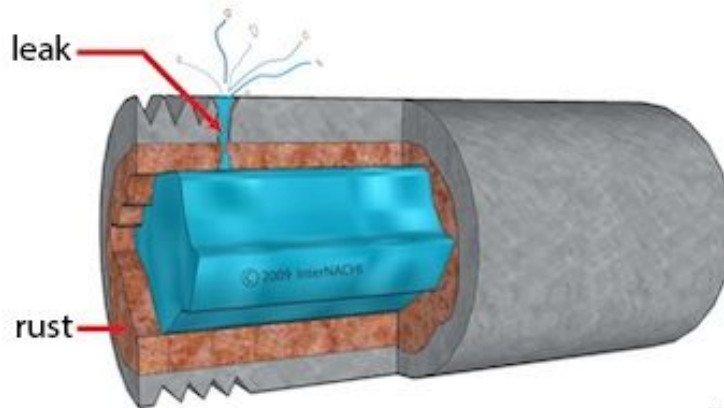


60psi



General photo

Galvanized Steel Pipe



HIP

✓			✓
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B. Drains, Wastes, and Vents

Comments:

- Type of Drain Piping Material: CPVC, cast iron

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- Water Heater Temperature and Pressure Relief Valve (TPRV)

Note: It is recommended to drain and flush unit at least once a year to reduce deposits/noise and extend the life.

Note: The TPRV is a safety device that releases water from the heater (ideally to the outside of the dwelling) if the temperature of the water, or the pressure in the tank, reaches certain preset levels. This is so that water that may have exceeded the boiling point (because of a runaway burner or electric element control) does not cause a steam explosion should the tank burst. TPRVs should be tripped regularly and replaced every 3 years per manufacturers' instruction by a qualified and licensed plumber.

- NATURAL GAS

- Water heater is located in the garage

Capacity:

- 40 gallons

Comments:

• The water was turned off to the structure at the time of this inspection. I am unable to check the operation of the water heater and associated components that use water due to this limitation. A limited visual survey of the general condition of accessible components will be performed and if any deficiencies are observed, they will be listed within their related section.

• Water heater improperly installed in garage. Water heater ignition source is required to be mounted a minimum of 18" above garage floor; to prevent combustion of flammable liquids should they be improperly stored in garage. It is recommended to install water heater on a raised platform that is a minimum of 18" height. UPC{508.14}

• Corrosion has built up at pipe unions at water heater. Galvanic corrosion (also known as bimetallic corrosion or dissimilar-metal corrosion) is an electrochemical disintegration that occurs when dissimilar metals come in contact with each other while immersed in an electrolyte. It is recommended to install dielectric unions to separate these metals to resist damaging corrosion in pipe connections.

• TPRV (temperature & pressure relief valve) drain pipe should be terminated to exterior less than or equal to 6" from the ground and not threaded. It is recommended to properly repair as needed.

I=Inspected

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D=Deficient

I	NI	NP	D
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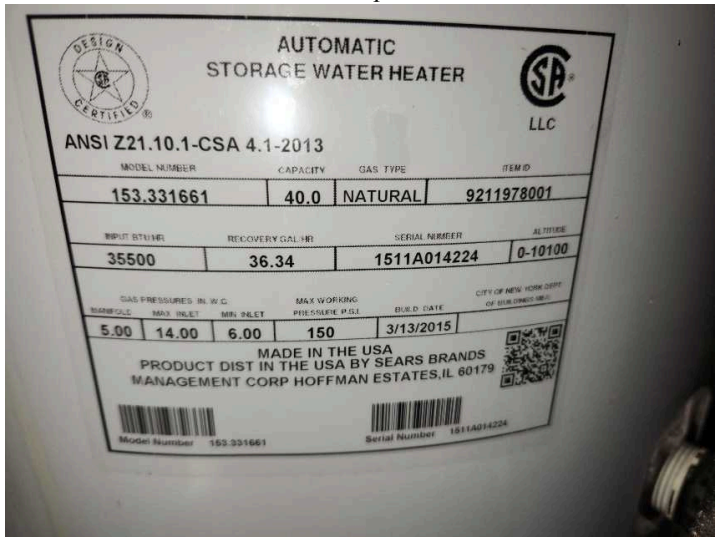
General photo



General photo



Corrosion



General photo

I=Inspected

NI=Not Inspected

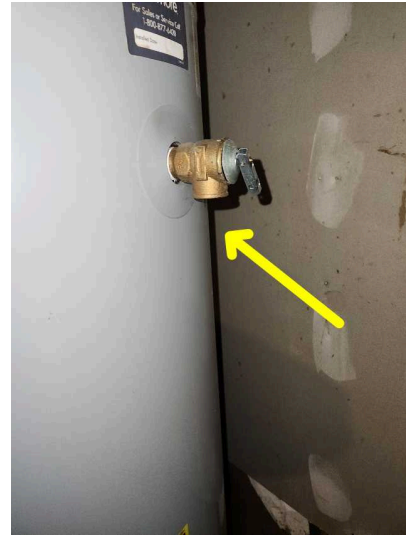
NP=Not Present

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Water heater too low



TPRV Disconnected

Gas-Fired Water Heater in Garage



HIP

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Location of Gas Meter:

- Left Side

Type of Gas Distribution Piping Material:

- Black Steel
- Galvanized Steel

Comments:

- Visible bonding on the gas distribution system was not observed. Current building standards require proper direct electrical bond of this gas piping to the electrical system regardless of the type of appliances it may be serving. Inadequate or missing electrical bond may pose a risk of shock, damage to the piping, and/or fire. It is recommended to be properly bonded as needed.

F. Other

Materials:

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

- Venthood functions as intended at time of inspection.

I=Inspected

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D=Deficient

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

Comments:

- RANGE — GAS
- Range functions as intended at time of inspection.
- OVEN — GAS.
- Oven(s) functions as intended at time of inspection.
- Anti-tip bracket is missing from range installation. The range was not properly secured to the surrounding cabinet or wall. Children can tip the oven over if the door is used as a stepping stool. All free-standing must include an anti-tip device. It is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.
- Is oven light was inoperable at time of inspection. It is recommended to be properly repaired as needed.



General photo



General photo

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Door Type:

- WOOD

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

- Note: The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty ducts and lint buildup can become fire hazards and reduce the efficiency of your dryer.

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

Observations:

- Washing machine was observed to have the drain standpipe is higher than industry standards which may result in a cross connection in the water supply system. Current standards require the the standpipe at {18"-30"} above the finished floor and the trap at {6"-18"}.

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

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	<ul style="list-style-type: none"> • Adequate access to crawl space not provided. Access must be at least 18" x 24". It is recommended soil to be cleared to give adequate access so that one can enter to monitor and maintain. • Excessive amount of debris and trash have accumulated in crawl space. It is recommended to remove all debris and trash to prevent unwanted pest and moisture accumulation.
Page 10 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Downspout damaged and or loose in several locations. It is recommended to properly repair or replace as needed to ensure that rainwater will discharge and be directed away from the foundation. • Gutter downspout splash block is missing or misaligned in several locations. It is recommended to properly install to prevent erosion around foundation. • Gutters are loosely attached, damaged or missing in several locations, allowing water to be redirected onto residence. It is recommended to be properly repaired or replaced to allow for proper drainage.

<p>Page 11 Item: C</p>	<p>Roof Covering Materials</p>	<ul style="list-style-type: none"> • Wood deterioration noted to fascia and soffits in one or more locations. It is recommended to properly repair or replace all affected material as well as caulk, prime and paint as needed. • Trim, soffit, fascia caulking has become cracked or separated. It is recommended to clean and caulk all soffit, fascia and trim to insure proper sealing of building enclosure. Unable to determine condition of underlying materials. • Exposed nail heads were noted at the roof protrusions and/or ridge shingles. Nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas. • There are one or more shingles that do not lay flat. This may indicate the fasteners under the shingles are improperly installed and pushing up the edge of the shingle. The affected shingles are more susceptible to wind damage as a result. It is recommended to fully drive nails and apply a small amount of roofing cement to prevent moisture penetration and premature failure. • The shingles are very brittle and have lost much of the wear surface. It is recommended that a qualified roofing company further review and evaluate the performance of the roof. • There is no kickout flashing at one or more vertical wall intersections. This may allow roof runoff to drain onto the wall and/or behind the siding. Kickout flashing should be installed to help divert roof runoff away from the wall. R905.2.8.3 Sidewall flashing. Base flashing against a vertical sidewall shall be continuous or step flashing and shall be a minimum of 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof and/or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counter flashing shall be provided in accordance with Section R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.
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Page 13 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Ridge board to rafters are to be full depth of cut rafter. This can promote structural weakness. It is recommended to be repaired as needed. [802.3] • The attic insulation is missing throughout attic space. It is recommended that additional insulation be added to achieve the minimum of an R-30 rating. • Inadequate work space or passageway provided to heating and a/c mechanical in attic. Min. 24" solid floor to unit with a minimum 30"x30" work surface in front of unit. UPC{509.4.3} • The pulldown attic ladder is not insulated or weather stripped at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate and seal the door as needed. • Exposed wiring was observed in one or more locations in attic space. It is recommended to be properly repaired and secured inside an approved electrical junction box by licensed electrician.
Page 16 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Caulking is separated around doors, windows plumbing and electrical penetrations, expansion joints, around exhaust vent on the exterior of home. It is recommended to seal and paint as needed. Unable to determine condition of underlying materials. • Excessive paint wear, peeling, chipping, bubbling. This will expose the raw material to the elements promoting deterioration. It is recommended to be scrapped and painted as needed. • Wood deterioration in one or more locations on the exterior siding and trim. It is recommended to be repaired or replaced as needed insuring that all joints and edges are caulked and painted to prevent further deterioration of siding and trim. • Exterior wooden siding is too close to roofing materials. It is recommended to be properly repaired as needed allowing a minimum of 1 1/2 inch gap.
Page 19 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Evidence of water penetration: YES • Water penetration, as evident by water stained ceiling drywall in dining room. Dry at the time of inspection. It is recommended to be evaluated further and repaired as needed. Missing insulation on a/c primary condensate line in attic space directly above.
Page 19 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • The front entry door wooden threshold is loosely attached. It is recommended to be properly repaired or replaced as needed.

Page 20 Item: H	Windows	<ul style="list-style-type: none"> • One or more windows have broken or chipped glass. It is recommended to be properly replaced as needed. Observed in the dining room and spare bedroom. • Paint peeling and chipping around window frame, sill or trim. This exposes the raw wood to the elements promoting wood deterioration. It is recommended to be scrapped, primed and painted as needed. • One or more windows throughout residence are stuck closed and inoperative. It is recommended to be properly repaired or replaced as needed. • Glazing for one or more windows is deteriorating, cracking or missing. This leaves the glass panel loosely installed in frame. It is recommended to be replaced with proper materials to insure integrity of window. • Locks on one or more windows are binding, stuck or broken and not operating as intended. It is recommended to be replaced or repaired as needed to prevent unauthorized entry. • There are separated caulk joints around the exterior window frames at one or more locations. This may indicate settling and/or seasonal movement in those areas. The caulk should be touched up or replaced to exclude pests and moisture from those areas. Exterior caulking is the first energy efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements. • Wood deterioration was observed around one or more window trim and frame. It is recommended to be properly repaired or replaced as needed. • The dining room and spare bedroom windows will not close fully or lock. It is recommended to be properly repaired or replaced as needed. • Water damage to window in dining room. Tested with moisture meter. 10-12%. Shows not wet at present time. Further evaluation is recommended at this time.
Page 21 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> • The stairway and/or landing spindles were observed to be spaced in excess of {4"} apart which is current standards practice. This may be considered an "As Built" condition when the home was built; however current codes require noting this condition as a deficiency for safety concerns. It is recommended to be properly repaired as needed. • Stairways with more than {3} steps require hand rails a grippable handrail is required. It is recommended to install a proper rail system to prevent accidental fall. [311.5.6]

ELECTRICAL SYSTEMS		
Page 24 Item: A	Service Entrance and Panels	<ul style="list-style-type: none">• Circuit panel is not properly or completely labeled. It is recommended to be properly labeled designating which breaker is for which circuit.• White electrical wires connected to circuit breakers are not marked with black or red electrical tape to identify them as HOT. IT is recommended to be properly repaired by a licensed electrician as needed.• The electrical service panel deadfront is missing inside the panel. It is recommended to properly install the appropriate deadfront as needed.

Page 26 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Many electrical receptacles are two prong with no ground. It is recommended to be properly repaired or replaced as needed. • One or more electrical outlets are showing reversed polarity, neutral and or no ground. It is recommended to be properly repaired by licensed electrician. • GFCI (ground fault circuit interrupter) inoperable or not installed, in kitchen, bathrooms, garage and exterior outlets. It is recommended to be properly repaired by a licensed electrician. [210.8] • Arc Fault Circuit Interrupter (AFCI) breakers were not observed in service panels for one or more areas servicing kitchens, family room, dining room, living room, parlor, library, dens, bedrooms, sunrooms, recreation room, closets, hallways, and laundry room outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. We recommend considering updating the existing electrical to provide AFCI protection. Arc-fault protection can be provided using AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. Combination-type AFCI are required for 15A & 20A branch circuits supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways & similar rooms or areas. [3902.11]16 {210.12A} • Smoke alarms were inoperative or missing in residence. Smoke alarms are required in each sleeping room and adjoining areas, with a minimum of one detector on each story. The alarms are to be interconnected so that activation of one alarm sets off all alarms.[313.1, 313.2] • There are missing carbon monoxide alarms in the home. Carbon monoxide alarms should be installed in accordance with current standards, as follows: 2009 International Residential Code R315.2.1 New construction. Carbon monoxide alarms shall be provided in dwelling units when either or both of the following conditions exist. 1. The dwelling unit contains a fuel- fired appliance. 2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms. When a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Carbon monoxide is an odorless, colorless, and tasteless gas that is near impossible to identify without a proper detector. It is caused by fuels not burning completely, including wood, gasoline, coal, propane, natural gas, gasoline, and heating oil. This unburned fuel can come from anything from clothes dryers, water heaters, and ovens to ranges, a fire-burning fireplace, or a car left running in a closed garage.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 30 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Insulation for primary HVAC condensate drain line missing in several locations in attic. Moisture has damaged the decking in attic space. It is recommended to be replaced to prevent condensation build-up prior to repairing decking. • Insulation at condenser line is deteriorating or missing. It is recommended to replace insulation as needed. • Rust was observed in A/C over flow pan, this indicates that possibly at onetime there was or is a restriction in the primary drain. It is recommended to have drain lines serviced by a licensed HVAC technician. • Inadequate service passageway to HVAC unit in attic. It is recommended to install proper passageway; min. 24" wide solid wood floor from entrance to appliance.[1305.1.1]
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PLUMBING SYSTEMS

Page 33 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Home is equipped with galvanized water pipe. Galvanized plumbing has a life expectancy of 40-50 years and may deteriorate from the inside out. One indication of galvanized plumbing can be rusty water when faucets first turned on. It is recommended to be reviewed and evaluated further by licensed plumber. Repairing as needed. • Insulation on exterior faucet and pipes is deteriorating or missing. It is recommended to be replaced as needed. • Anti-siphon device missing on exterior faucets. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are cheap and can be found in most home improvement stores. It is recommended to be properly installed as needed. • The water to the kitchen sink and the bathroom sink were stopped up with rust and debris in the plumbing line. Once the filter screen was cleaned out they worked. I suspect that the rust and debris is from the galvanized plumbing. Further evaluation by a licensed plumber is strongly recommended.
Page 35 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Water heater improperly installed in garage. Water heater ignition source is required to be mounted a minimum of 18" above garage floor; to prevent combustion of flammable liquids should they be improperly stored in garage. It is recommended to install water heater on a raised platform that is a minimum of 18" height. UPC{508.14} • Corrosion has built up at pipe unions at water heater. Galvanic corrosion (also known as bimetallic corrosion or dissimilar-metal corrosion) is an electrochemical disintegration that occurs when dissimilar metals come in contact with each other while immersed in an electrolyte. It is recommended to install dielectric unions to separate these metals to resist damaging corrosion in pipe connections. • TPRV (temperature & pressure relief valve) drain pipe should be terminated to exterior less than or equal to 6" from the ground and not threaded. It is recommended to properly repair as needed.

Page 38 Item: E	Gas Distribution Systems and Gas Appliances	<ul style="list-style-type: none"> • Visible bonding on the gas distribution system was not observed. Current building standards require proper direct electrical bond of this gas piping to the electrical system regardless of the type of appliances it may be serving. Inadequate or missing electrical bond may pose a risk of shock, damage to the piping, and/or fire. It is recommended to be properly bonded as needed.
APPLIANCES		
Page 39 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • Anti-tip bracket is missing from range installation. The range was not properly secured to the surrounding cabinet or wall. Children can tip the oven over if the door is used as a stepping stool. All free-standing must include an anti-tip device. It is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. • Is oven light was inoperable at time of inspection. It is recommended to be properly repaired as needed.
Page 40 Item: I	Other	<ul style="list-style-type: none"> • Washing machine was observed to have the drain standpipe is higher than industry standards which may result in a cross connection in the water supply system. Current standards require the the standpipe at {18"-30"} above the finished floor and the trap at {6"-18"}.