Your Town & Country Home Inspection LLC Report

for the property located at:

8726 Sanders Rd
Magnolia, Texas 77354

This inspection report is for the exclusive use of:

Tara Parker

Date of Inspection: **September 30, 2022**

Inspector: **Joe Lipnickey, TREC #20387**
Joe@tandchomeinspection.com

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Montgomery, Tx 77356
(936) 525-0550
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This real estate inspection and report is intended to meet or exceed the rules and regulations set forth by the Texas Real state Commission (TREC) as well as the International Association of Certified Home Inspectors (InterNACHI) in effect at the date of the inspection.

www.trec.state.tx.us

www.nachi.org

PROPERTY INSPECTION REPORT FORM

Tara Parker *Name of Client*	09/30/2022 *Date of Inspection*
8726 Sanders Rd, Magnolia, TX 77354 *Address of Inspected Property*	
Joe Lipnickey *Name of Inspector*	20387 *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 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

NOTICE: Use of this report by any individual or without written notification by clients name above is subject to theft of service charges and criminal prosecution.

The inspection report is a binding legal contract agreement. By accepting this inspection report or relying on this report in any way the client affirms, understands, and has agreed to be bound by all terms, conditions, disclaimers and limitations contained in this inspection report whether the client has signed this agreement or not.
Important conditions, limitations and disclaimers:
1. This inspection report(s) is performed for the person, company or entity named on the report as the client. This report is not transferable to any other person, company or entity without written authorization.
2. The client affirms, understands that additional office fees may be included for scheduling of sub-contractors to perform additional inspections at time of scheduled home inspection.
3. This inspection report is in no way; a written or implied warranty, guarantee or representation against any conditions latent defects, hidden defects, equipment failure or structural component failure that may occur after the date of the inspection. Absolutely no guarantee, no warranty and no implied warranty is given or maybe construed exist.
4. It should be understood that the labeling of pictures does not mean that is the only place items were deficient.
5. This visual inspection report has been done on the equipment and structural competence listed only.
6. This is a visual inspection only, and does not deal with local/national codes, or any defects that were latent, hidden or not apparent at the time of inspection. This inspection report solely certifies to the apparent visual condition of those items listed at the time and date of inspection.
7. No engineering or scientific test were performed during the course of the visual inspection. This inspection does not include asbestos, lead based paint or mold testing.
8. This is not a warranty or guarantee of future performance of any mechanical or structural items. No estimates will be given either written or verbal. We recommend that only a licensed repair company in each area of specified expertise repair items and/or give estimates for repairs. Please remember that almost every item in any house, except a new one is in used condition and has ordinary wear and tear. Company does not hold its inspectors out to be specialists for any particular item. We will not make any recommendations regarding the value of the structure or whether or not the structure should be purchased.
9. 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 licensed professional investigator be obtained for that area of concern.

10. IF WE REMARK ABOUT AN ITEM AS "DEFICIENT' CUSTOMER SHOULD PRIOR TO PURCHASING THE STRUCTURE, HAVE THAT ITEM EXAMINED BY A SPECIALIST NOT EMPLOYED BY TOWN AND COUNTRY HOME INSPECTION. AFTER PROPER REPAIRS HAVE BEEN MADE BY A SPECIALIST, CUSTOMER SHOULD HAVE THAT SPECIALIST PROVIDE DOCUMENTATION OF REPAIRS MADE AND A FULL WRITTEN REPORT OF THE COMPLETE SYSTEM. The Specialist should be trained and qualified persons who are, whenever possible, manufacturer-approved service persons and who are licensed or bonded whenever such license or bond is required bylaw.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: All directions are from the street facing the house

Present at Inspection: Home Inspector, WDI Inspector,, Pool Inspector,, Seller,, Septic/Well Inspector

Building Status: Owner Occupied Type of Building: Single Family (1 Story)

Weather Conditions:Sunny/Fair Temperature: 67 Degrees F Humidity: 51 Percent

Square Footage of Structure: 2740 Sq. Ft. Year of Construction: 2000

Utilities On: YES

Special Notes:

The house was occupied at the time of the inspection and some of the interior wall surfaces of the house were not visible at the time of the inspection, due to storage, hanging clothing garments, decorative window and wall treatments, hanging pictures and furniture placement.

Special Note: This structure appears to have been remodeled or had additions added. Due to wall and floor coverings it is not know is the foundations are properly tied together or working independently of each other. Further due to exterior, interior and roof coverings it could not be determined if the additions were properly attached.

1. **Note:** Observed items in home that appear to make home built before 2000 as listed in HAR.

REAL ESTATE AGENT

Jennifer Green
(936)647-5100 GreenSellsTexas@gmail.com

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Conventional Slab

Special Note: Refer to your online Home Binder for additional information.

All exposed areas of the foundation were examined visually. The grading and drainage around the perimeter of the foundation was examined to evaluate how effectively water is being is being distributed and directed away from the structure. Various structural components of the home were checked for cracks, movement, misalignment or other signs of excessive foundation settling.

Photos are representative of the issue and may not include all instances or locations of the issue.

See TREC Standards of Practice for details (Click here)

Note: Inspector is not required to enter any area where headroom is less than 18 inches, or the access opening is less than 24 inches wide.

OBSERVATIONS:

OPINION: The Inspector's opinion, based on accessible and observable indications, is that the foundation for this home is performing in an average manner taking into consideration normal wear and tear, the age, possible repair history, and location of the house.

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.*

2. Due to extensive remodeling and limited exposure of foundation surfaces, it is difficult to make a conclusive evaluation of the foundation performance at this time. Typical indicators of foundation distress such as windows and doors not functioning/out of square, or damaged drywall would likely have been corrected. The opinion below is based on multiple indicators observed by the inspector, who is ***not*** a structural engineer. This is a visual examination only, and no special tools or processes were used. 3. For a more in-depth evaluation, consult a structural engineer.

We recommend that you visit the following website: http://www.houstonslabfoundations.com. This website was published specifically to help buyers and others understand the foundation inspections with reference to real estate transactions.

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

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DEFICIENCIES:

4. Observed areas of foundation that were obstructed from view. These areas could not be visually inspected at the time of the inspection.

5. Observed exposed drain piping and/or electrical conduit. Recommend patching this area to help prevent damage to the pipe.

6. Exposed Rebar was observed on the exterior of the foundation in various locations. Recommend cleaning excess rust off rebar, apply rust inhibitor and cover with proper material.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected for proper and adequate grading around the foundation, for evidence of ponding or erosion near the foundation, and for deficiencies in installed rain gutter and downspout systems.

Photos are representative of the issue and may not include all instances or locations of the issue.
***Note**: Inspector cannot verify the presence or functionality of subterranean drainage systems.*
See TREC Standards of Practice for details (Click here)

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DEFICIENCIES:

7. Soil levels against the exterior grade beam was noted to be to high. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 6 inches of clearance. Wood siding houses should have more clearance.

8. It was noted that the downspout was improperly terminated. This will not allow the downspout to drain and water to flow away from the structure properly.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: Metal
Viewed From: From ground with binoculars
Comments:

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected general condition and appearance of roof, for evidence of previous repairs, and for evidence of existing leaks.

Note: *It is beyond the scope of this inspection to determine the age or expected life of the roof covering, to determine the number of layers of roof covering, or to identify latent damage.*
See TREC Standards of Practice for details (Click here)

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Installed shingles have an adhesive strip which bonds them together to prevent tear-off by high winds. I attempted to lift the shingles in several locations to examine fasteners, but was unable to do so without potentially damaging the adhesive bond.*

Note: Due to height of roof and/or materials, assessment of roof condition is based on observation through binoculars from ground level. This is an extremely limited examination and should not be considered comprehensive. For an extensive examination, contact a roofing contractor. Due to configuration of home, there were areas of the roof that could not be viewed.

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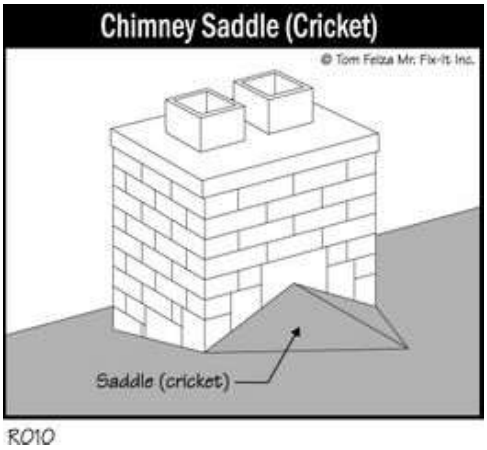
DEFICIENCIES:

9. Debris collecting on roof restricts water run-off and may result in roof leaks and/or insect infestation. Remove debris from roof (routine maintenance issue)

10. Chimneys 30 inches or wider are required to have a cricket at the upper side to deflect water.



☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Attic space walked or crawled - Some areas not accessible
Approximate Average Depth of Insulation: 4 Inches
Approximate Average Thickness of Vertical Insulation: 4 Inches

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected the attic for proper ventilation, examined accessible installed framing and decking, checked for consistent distribution of insulation over all living areas, and examined installation of attic access ladder/opening.

Photos are representative of the issue and may not include all instances or locations of the issue.
Note: *Some areas of attic spaces may not be accessible, powered vents will not be tested.*
See TREC Standards of Practice for details (Click here)

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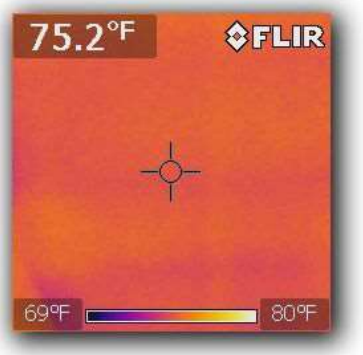
11. Due to extensive remodeling and limited exposure of wall structure, it is difficult to make a conclusive evaluation of the roof, ceiling and wall performance at this time. The opinion below is based on multiple indicators observed by the inspector, who is ***not*** a structural engineer. This is a visual examination only, and no special tools or processes were used. For a more in-depth evaluation, consult a structural engineer.

DEFICIENCIES:



12. Infrared camera revealed heat transfer at attic access doors, Recommend installing insulation and weather stripping.

13. There were areas that had inadequate or missing insulation. Recommend adding insulation to these areas.

14. Observed batt insulation installed upside down. In this area the paper backing should be installed towards the conditioned area.

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I	NI	NP	D

15. The attic access stairs were installed with dry wall or decking screws. These fasteners are not acceptable for this purpose and should be replaced with 16d nails or 1/4" lag bolts.

16. Installation of the attic stairs is not complete. Nailing must be completed by placing nails in the pre-punched holes in the pivot plate on the spring arms and in the pre-punched holes in the spring brackets at the hinge header. 16d nails or 1/4" lag bolts should be used to complete the installation.

17. Observed areas that appear to be under-supported. Recommend further evaluation and repair by a licensed roofing company.

18. Current standards require a minimum of a 30"X30" space in front of equipment in the attic for proper work space. Recommend adding the proper decking for servicing the equipment.

19. Eve vent screens are torn or damaged. Attic screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. guidelines. Attic screens that are torn enough to allow rodent and insect infestation should be repaired or replaced.

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

I	NI	NP	D

20. Observed deflection in attic decking where the water heater is located. Recommend further evaluation by a qualified contractor for proper repair to prevent possible catastrophic damage.

21. The ridge board is required to be at least the full depth of the cut rafter. The bottom of the rafters should not extend below the ridge board.

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Observed concrete fiber, wood on exterior walls, inspected interior and exterior walls for proper structural performance and evidence of water penetration.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to comment on cosmetic deficiencies, awnings or shutters. Inspector can not verify proper mix or composition of applied mortar or other adhesive.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

Exterior:

22. Soft or decayed wood was noted on the exterior trim or siding. Recommend replacing all water damaged wood. *Photos are representative of the issue and may not include all instances of the issue.*

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I	NI	NP	D

23. There is wood in direct contact with the soil around the structure. This condition may result in wood rot and possible wood destroying insect activity.

24. Caulking/sealant is separated or missing in some areas. Seal all gaps, cracks and holes on exterior walls to prevent water damage to the wall structure. This includes areas where different siding materials meet, around windows and doors, and where plumbing or wiring penetrates the exterior wall. *Photos are representative of the issue and may not include all instances of the issue.*

25. Observed some damaged siding or trim. Recommend replacing all damaged areas to help prevent possible water or insect penetration to the structure.

26. Observed nails backing out of siding in various locations. Siding is loose and should be repaired by a qualified contractor.

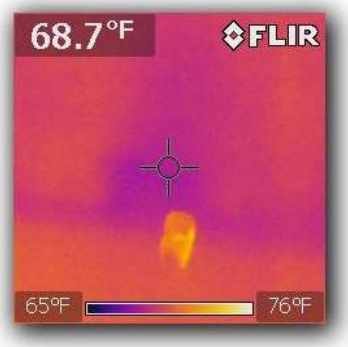
27. Observed missing sealant on the soundings of the electrical panels, disconnects and meters. Install require sealant

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

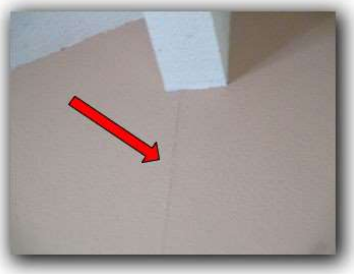
I	NI	NP	D

Interior:

28. Evidence of moisture damage was noted at but may not be limited to this area in bedroom. Water damaged materials are considered a conducive condition for water penetration and insect infestation. Whenever water damaged materials are noted in this report, we recommend consulting a qualified contractor so a corrective course of action can be evaluated.




29. Common cracks up to 1/8" were noted in the interior gypsum wallboard. Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure. *Photos are representative of the issue and may not include all instances of the issue.*



30. Observed areas where backing inside bathroom cabinet is missing. Recommend repairing these areas to increase fire rating and/or lose of conditioned air.

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

I NI NP D

31. Plumbing penetrations under sinks are not properly sealed.

32. Observed areas where sheetrock is missing. Recommend repairing these areas to increase fire rating and/or lose of conditioned air.

33. Interior wall structure in garage/well has extensive damaged. Wall should be further evaluated by a licensed structural engineer and repair by a qualified contractor.

34. Evidence of possible insect damage to garage/well area. Recommend consulting a licensed pest control company.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

OBSERVATIONS:

Inspected ceilings and floors for proper structural performance and evidence of water penetration.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to comment on cosmetic deficiencies.*

See TREC Standards of Practice for details (Click here)

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

I	NI	NP	D

DEFICIENCIES:

Ceilings:

35. Evidence of moisture, stain or a foreign substance was detected in the ceiling. Moisture sensors are sometimes used to try to determine if the stain is active. There was no moisture detected at the time of the inspection. These areas should be cleaned, reconditioned and monitored for further activity as there are sometimes more than one obvious cause for water penetration.

Floors:

36. Bedroom flooring material has moisture damage, area is currently wet. Recommend proper remediation of flooring materials.

37. Ceramic tiles have a "hollow" sound when tapped with a hard object, indicating the tiles may not be well adhered to the floor, or the floor may not have been properly leveled during installation. This condition may lead to performance problems in the future. Future repairs or re-installation of the tiles may or may not be required. *Photos are representative of the issue and may not include all instances of the issue.*

38. Flooring was uneven or was not level in various locations. This condition is more common in older homes. Water penetrations and foundation settlement account for most occurrences. In some cases it may be possible (and recommended) to remove floor coverings to inspect the sub-flooring. The homeowner must give special permission. The Texas Real Estate Commission (T.R.E.C.) does not permit the inspector to remove or pull away floor coverings.

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

I NI NP D

39. Observed areas with missing flooring material.

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

SPECIAL NOTE: Buyers should have all locks changed / re-keyed for safety / security concerns after closing but prior to move-in.

OBSERVATIONS:

Inspected doors for proper structural performance and operation, and for evidence of water penetration.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to comment on cosmetic deficiencies, or on security systems or devices.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

40. Door stops are missing,damaged or need repositioning in various locations. The installation on of door stops on all interior and exterior doors to help avoid damage to walls and door hardware is highly recommended.

41. Doors rub, stick or hit frames in various locations.

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

I	NI	NP	D

42. Observed interior door(s) with damaged or not functioning hardware.

43. Doors do not latch or lock properly in various locations. Recommend adjusting or replacing striker plate.

44. Soft or decayed wood was noted on the door jamb. Door trim or entry ways with wood rot should be repaired. Wet and rotten wood increases the possibility of insect invasion. By repairing these areas you reduce the possibility of infestation. When replacing this wood we recommend using a man made material such as a James Hardi board. It is more resistant to moisture and insects.

Observed air leakage around some exterior doors. 45. Enhance weather stripping as needed.

46.
Observed damaged or dented garage door panels.

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I	NI	NP	D

47. When in use, garage door makes loud squeaking noise.

☑ ☐ ☐ ☑ **H. Windows**

OBSERVATIONS:

Inspected windows for proper structural performance and operation, for evidence of water penetration, for deficiencies in glazing and weather stripping, for obvious indications of broken seals on insulated windows, and for safety glass in required areas.

Photos are representative of the issue and may not include all instances or locations of the issue.
Note: *Inspector is not required to comment on cosmetic deficiencies, or on security systems or devices.*
See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

48. Window screens were noted that are either missing or torn. 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. All windows and sliding glass doors that have channels for screens should have them installed.

49. Windows need caulking/sealant to prevent possible moisture penetration.

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I	NI	NP	D

50. Observed disconnected and/or damaged balances for several windows in the home. Windows may not remain in the raised position when opened.

51. Observed missing or broken latches.

52. Levered windows in bedroom area damaged, do not open and close properly.

53. Observed what appears to be the hermitic seal for various windows may be starting to fail. Although the seal could be still intact, there is no way of determining when or if it will completely fail. Recommend having a qualified window company examine and repair all issues.

☐ ☑ ☑ ☐ **I. Stairways (Interior and Exterior)**

OBSERVATIONS:

Not present

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

I	NI	NP	D

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Observed wood burning fireplace. Inspected for combustible material in or near the firebox opening, for appropriate fireblocking in accessible required locations, for inoperative circulating fan (if installed) and for deficiencies in accessible fireplace and chimney components.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to verify the integrity of the flue, perform a smoke test, or to determine the adequacy of the draft.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

54. Fire box backing is damaged. Recommend repair/replacement before using fireplace.

55. The flue has creosote and/or soot build up. Recommend having a chimney sweep check and clean the system before using.

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**

OBSERVATIONS:

Inspected balconies, carports, porches and decks for proper safety railings, and for deficiencies in accessible and visible components, materials and connection points.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note*: Inspector is not required to exhaustively measure installed components, or to enter any area where headroom is less than 18 inches, or the access opening is less than 24 inches wide.*

See TREC Standards of Practice for details (Click here)

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DEFICIENCIES:

56. Back porch roof not properly attached to home. It is attached to fascia of existing structure, which does not provide adequate support. Correct porch roof installation deficiencies

☐ ☑ ☑ ☐ **L. Other**

OBSERVATIONS:

This section is for structural components that don't fit in any other category, most homes will not have anything in this section.

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected service entrance and related panels, cabinets, boxes and boards, breakers, grounding electrode, and connected wiring.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to determine present or future sufficiency of capacity, conduct voltage drop calculations, verify accuracy of circuit labeling or operate circuit breakers. Arc-fault devices are not tested when property is occupied. Inspector may not activate breakers that have tripped or are turned off at the time of inspection.*

See TREC Standards of Practice for details (Click here)

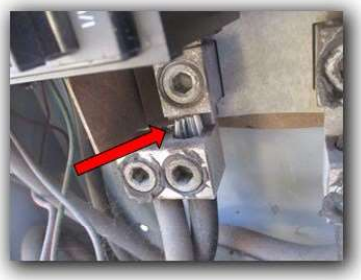
Main Panel Location: By the meter

Panel Manufacturer: Murray

Main Panel Size: 200 Amp

DEFICIENCIES:

57. The cover of the electrical panel has an insufficient number or type of fasteners (screws). Install cover screws as needed.



58. Observed the absence of anti-oxidants on service conductors. This is a recognized safety hazard and should be repaired by a licensed electrician.

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

I	NI	NP	D

59. The circuit breakers are not identified and labeled. Proper labeling of circuit breakers can be crucial during an emergency situation.

60. Wires were improperly spliced or terminated. Wire ends or splices should be capped or in junction boxes that are properly mounted. This condition is considered an electrocution/fire hazard and should be serviced by a licensed electrician.

61. The neutral and ground busses and wiring should be separated in all sub panels.

62. Main lug can not have more than one wire connected to it. If the incoming service lug has more than one wire, it must be mentioned in this report. Multiple wires are a recognized hazard for house wiring. A qualified licensed electrician should service the system.

63. Breakers can not have more than one wire connected to them. If a breaker has more than one wire, it must be mentioned in this report. Multiple wires are a recognized hazard for house wiring. If there are not enough circuits for the structure, an extra sub box may be a good alternative. A qualified licensed electrician should service the system.

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

I	NI	NP	D

64. Knock out spaces for the breakers in the breaker box were exposed. Blanks are available that fill these voids at most home improvement stores. The gaps should be filled with snap-on covers.

65. Double lugging of Neutral wires was noted on the neutral bar.

66. Inside cover (dead panel) missing from main breaker panel. This is a safety hazard and should be repaired immediately.

67. Knock outs for wire penetration into panel are missing. There are blank covers available at most hardware stores that snap into place. Recommend inserting one for each area affected.

*** ***Safety Warning***** 68. *Observed a Federal Pacific Electric "Stab-Lok" service panel in the house. This panel may be a latent fire hazard: this brand of circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers may not a reliable repair.*69. *The buyer is advised to contact a licensed electrician for an expert opinion on this panel. Additional information about the fire and shock hazards associated with this equipment can be read on the internet at http://www.inspect-ny.com/fpe/fpepanel.htm.*

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

I NI NP D

70. Panel has inappropriate screws holding front cover on. A pointed type of screw could pierce the insulation of the branch wiring and cause the short. This is a fire hazard and should be repaired.

71. Breaker panels are not permitted in bathrooms or clothes closets.

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper Wire

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed fixtures, devices, and accessible junction boxes. Looked for GFCI protection and equipment disconnects in required locations. Tested accessible smoke detectors by pressing "test" button.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to examine low voltage wiring, verify the effectiveness or interconnectivity of smoke detectors, remove covers or wall plates, or disassemble mechanical devices.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

72. Observed an absence of smoke or fire detectors in required locations. Smoke detectors are required in each bedroom and adjoining hallway, and at least one on each level of the home. Add/replace smoke detectors as needed.

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

I	NI	NP	D

73. This structure is not properly protected by GFCI (ground fault circuit interrupt) breakers.
This is a required statement by the T.R.E.C. (6/13/94) GFCI breakers are required at all outlets within 6' of any water source inside the house (kitchen sinks, bathrooms, wet bars, or utility room sinks), all exterior outlets, and all outlets in the garage.

74. GFCI (ground fault circuit interrupter) not tripping when tested with external device

75. Observed wiring in attic area that is not properly supported or secured. Recommend repair by licensed electrician

76. Observed various globes missing from light fixtures. This is a recognized safety hazard.

77. Observed foreign object lodged in outlet. Recommend replacing this outlet as internal damage could have occurred.

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

I	NI	NP	D

78. Recommend caulking and sealing exterior light fixtures. This will help prevent possible insect infestation and moisture penetration to the structure.

79. Observed exterior outlets with missing or damaged weatherproof cover. Install appropriate outlet covers as needed.

80. Open grounds were noted on three prong outlets in various locations.

81. There were various plugs that did not operate properly at time of the inspection. Recommend the buyer may wish to have a comprehensive inspection performed by a licensed electrician.

82. Electrical fixture face plates were missing or broken on various plugs. Face plates that are missing for either light switches or electrical outlets are considered a safety hazard. Small children can fit their fingers inside. This is an item that is specifically checked in a real estate inspection.

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

I	NI	NP	D

83. A polarity problem was detected on multiple plugs. Outlets are checked using a circuit tester. As fixing on outlet may cause other outlets down the line to have problems.

84. Wire were improperly spliced or terminated. Wire ends or spliced should be in junction boxes that are properly mounted. This condition is considered an electrocution/fire hazard and should be serviced by a licensed electrician.

85. Junction boxes missing covers were noted.

86. Fixtures not properly mounted in attic area.

87. Current standards prohibit bare incandescent bulbs in closets. Enclosed fixtures should be installed in all closets.

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

I	NI	NP	D

88. Some lights did not function when tested. Light bulbs should be replaced and fixture operation verified to ensure an underlying electrical problem does not exist.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of System: Central
Energy Source: Electric

Note: Furnaces do have limited visibility to the heating elements/heat exchangers and as a result the heat element/ heat exchangers could not be 100% checked for defects. For a more inclusive inspection of the furnace. I recommend contacting a licensed HVAC technician.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Verified system installation and operation.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to program digital controls, verify compatibility of components, verify accuracy of thermostats, check integrity of heat exchanger, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

No issues at time of inspection.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Central - Air Conditioner

Note: The cooling lines were not opened and checked for the proper freon levels/ pressures nor were the coils checked for leaks. Only licensed HVAC technicians are allowed to install gauges on any type of cooling equipment in the state of Texas. For a more extensive cooling system evaluation please contact a licensed HVAC technician.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Verified system installation and operation. Checked for proper access and clearances, adequacy of condensate drain system, insulation on pipes, condition of accessible coils, and condition and installation of window units.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to program digital controls, check pressure or type of refrigerant, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home. Inspector should not operate the air conditioning system when the outdoor temperature is less than 60 degrees Fahrenheit.*

See TREC Standards of Practice for details (Click here)

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

I	NI	NP	D

Delta-T - 18 degrees
Delta-T - 24 degrees

Note: A measurement of how well an air conditioning system is operating is called "*Delta-T*" and is the difference in temperature between the air going into the system and the air coming out. The acceptable range is 16 - 21 degrees.

Unit #1	Size	Year	Unit #2	Size	Year
Condenser	4ton	2012	Condenser	2ton	2020
Coil	4ton	2012	Coil	2.5ton	2020
Furnace		2012	Furnace		2020

DEFICIENCIES:

89. Delta T too high on unit #2, may indicate malfunction or improper installation of system. Recommend further evaluation by a licensed HVAC company.

90. Recommend installed some flashing or a guttering system to help prevent excessive water from flowing onto condenser.

91. Primary condensate drain line terminates too close to foundation. Should expel water into plumbing drain system or a minimum of ten feet from foundation.

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

I	NI	NP	D

92. Condensing unit needs to be re-leveled.

93. Condenser platform surface should be at least 2 inches above finished grade.

94. Condenser leaves or debris on it. Recommend cleaning this area so it can function properly.

95. Observations appears to show when unit is in normal operation there is water spillage into safety pan. Recommend having a licensed tech service the system.

96. Safety pan does not appear to be properly sloped towards drain. Recommend repair by a licensed HVAC company.

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

I	NI	NP	D

97. Condensate drain line needs insulation added.

98. Observed areas of conditioned air loss at unit. Recommend having the unit sealed to improve efficiency and prevent condensation from forming.

99. Observed improper piping used for the safety pan. Recommend proper installation.

100. Observed missing protection cover for exterior piping material.
Current standards require that piping insulation that is exposed to weather shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, wind and shall provide shielding from solar radiation that can cause degradation of the material. IECC R403.4.1
Adhesive tape shall not be permitted.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected accessible ducting for condition and proper routing. Checked for air flow at registers. Checked condition of accessible fans, filters, grills and registers.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to program digital controls, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

101. All ducts in attic should be raised off insulation.

102. Observed ducts that are in contact with each other. Moisture can condensate on the ducts creating organic growth. Recommend adjustment or adding batted insulation in those areas.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: **Private Well property line @ front**
Location of main water supply valve: **Not located**
Static water pressure reading: **n/a psi**
Type of Supply Piping Material: CPVC (chlorinated polyvinyl chloride)

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected visible and accessible plumbing for presence of active leaks, and for appropriate valves and back-flow devices. Observed accessible supply plumbing, tested fixtures not connected to an appliance, and tested mechanical operation of installed fixtures.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to operate main, branch or shut-off valves, nor to inspect systems or components that have been shut down or secured, circulating pumps, water softening or filtering systems, pressure tanks or sprinkler systems. Inspector is not required to determine quality or volume of water supply, or to verify functionality of back-flow prevention devices.

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

103. Exterior hose faucets do not have back flow protectors. 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.

104. Observed attic water piping material that should be insulated.

105. Faucets leaks at tub. Recommend repair or replacement of the fixture.

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

I	NI	NP	D

106. Faucets on tub are loose.

107. Toilets appeared loose. The toilet is fastened to the drain pipe and floor by bolts. The seal between the toilet and the drain pipe is usually a wax ring seal. If this seal is broken, the toilet will leak. The toilet(s) should be inspected for sealing and tightening.

108. Observed tub spout leaking from back side when shower was tested. Recommend repair by a qualified plumber.

109. Observed rust in the tub finish.

110. Water piping is not properly secured in attic areas. Recommend repair by a licensed plumber.

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

I	NI	NP	D

111. When shower is in use, observed water leaking on there exterior of home. Recommend further evaluation and repair by a licensed plumber.



☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Special Note: Refer to your online Home Binder for additional information.

***Type of Drain Piping Material*: PVC**

OBSERVATIONS:

Inspected visible and accessible plumbing for presence of active leaks. Observed accessible waste and vent plumbing, checked functional drainage at fixtures, and tested mechanical operation of installed fixtures.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: Inspector is not required to inspect systems or components that have been shut down or secured. Inspector is not required to verify functionality of floor drains.

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:


112. Observed leaking tub drain line at various locations, view from bath access. These leaks can promote water penetration to the structure.Concealed damage is a possibility. Recommend having a licensed plumber repair the issue.

113. Observed damaged tub drain. Recommend replacement to prevent objects from getting into drain line.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Source: Electric
Capacity: 40 Gallons **Year: 2016 and 2017**
Comments: Hot Water Temperature was measured at 123 Degrees.

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected water heater(s) for proper installation, checked fittings and visible components for corrosion and broken or missing parts, checked for shut-off valve and required safety features.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to verify effectiveness of T&P valve, nor to operate the valve if damage may result. Inspector is not required to determine efficiency or adequacy of the unit.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

114. Both water heaters are not properly wired and grounded. Recommend repair by a licensed plumber/electrician.

115. Temperature & Pressure relief valve (TPR) should drain into a line that is plumbed horizontally or down, but cannot go back up (this keeps debris from going back to the valve). This line can be 3/4 inch C.P.V.C. plastic (not reduced in size) and should terminate from 6 to 24 inches from the exterior ground with an elbow facing down. Remember to test the valve and replace it if it leaks or does not operate or every 3 years.

116. Water tank is showing signs of rusting along the bottom or top rim. Recommend a periodic check on the tanks condition.

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

I	NI	NP	D

117. A safety pan underneath the water heater is recommended. A safety pan should be installed with a proper drain to the outside in case of a rupture or a leak in the tank.

☑ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed hydro-massage equipment operation and controls, and checked for presence of observable active leaks.

Photos are representative of the issue and may not include all instances or locations of the issue.
Note: *Inspector is not required to determine adequacy of self-draining features of circulation systems.*
See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

118. The unit did not function at the time of the inspection. Recommend contacting a licensed plumber to evaluate the problem.

119. The whirlpool tub did not appear to have GFCI protection.

120. Hydro-therapy tub does not have a readily accessible inspection port. The pump equipment should be checked on a regular basis for leaks. The absence of an inspection port reduces the ability of an inspector to adequately determine the condition of the equipment.

121. Switches are damaged on tub.

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

I	NI	NP	D

☐ ☑ ☑ ☐ **E. Gas Distribution Systems and Gas Appliances**

***Location of gas meter*:**
***Type of gas distribution piping material*:**
Comments:

OBSERVATIONS:

Not present

☐ ☑ ☑ ☐ **F. Other**

OBSERVATIONS:

This section is for plumbing components that don't fit in any other category, most homes will not have anything in this section.

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

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation in normal mode.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to comment on cosmetic deficiencies.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

No deficiencies were observed.

☐ ☑ ☑ ☐ **B. Food Waste Disposers**

OBSERVATIONS:

Not present

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation at high and low settings.

Photos are representative of the issue and may not include all instances or locations of the issue.

Note: *Inspector is not required to comment on cosmetic deficiencies, or to determine the adequacy of venting systems.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

No deficiencies were observed.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Special Note: Refer to your online Home Binder for additional information.

Special Note: Checked for proper installation and operation. All burners are operated at low and high settings. The oven is tested at 350 f. and a variance of more than + or - 25 degrees is considered defective. This means that the thermostat is not calibrated properly, is not positioned properly, or is absolutely defective.
Test Result: 350 Degrees

OBSERVATIONS:

Inspected installed appliance for proper installation and operation, burners tested at high and low settings, oven(s) tested at 350 degrees.

Photos are representative of the issue and may not include all instances or locations of the issue.
Note: *Inspector is not required to comment on cosmetic deficiencies or to test self-cleaning functions. Did not test broiler.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

No deficiencies were observed.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation in heating a container of water.

Photos are representative of the issue and may not include all instances or locations of the issue.
Note: *Inspector is not required to comment on cosmetic deficiencies or to test for radiation leaks.*

See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

No deficiencies were observed.

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation and operation.

Photos are representative of the issue and may not include all instances or locations of the issue.
Note: *Inspector is not required to comment on cosmetic deficiencies, or to determine the adequacy of venting systems.*

See TREC Standards of Practice for details (Click here)

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

I	NI	NP	D

DEFICIENCIES:

122. Observed exhaust vents routed to soffit. The problem is moist warm air can be drawn back into the attic by soffit vents and wind. Recommend rerouting the ducts to exhaust at a higher vent.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance(s) for proper installation and operation with wall-mounted controls only (remote not tested).

Photos are representative of the issue and may not include all instances or locations of the issue.
Note: *Inspector is not required to comment on cosmetic deficiencies.*
See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

123. Safety reversing mechanism did not operate when the door(s) were obstructed. When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. of pressure over a 2 second period should be sufficient to reverse most doors) failure to reverse is considered a recognized hazard by the Texas Real Estate Commission (T.R.E.C.). These motors can usually be adjusted to operate properly.

124. Unit did not work at time of inspection.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Special Note: Refer to your online Home Binder for additional information.

OBSERVATIONS:

Inspected installed appliance for proper installation.

Photos are representative of the issue and may not include all instances or locations of the issue.
Note: *Inspector is not required to comment on cosmetic deficiencies.*
See TREC Standards of Practice for details (Click here)

DEFICIENCIES:

125. Vent appears to have excessive lint build up. Recommend cleaning prior to use as this is a fire hazard.

☐ ☑ ☑ ☐ **I. Other**

OBSERVATIONS:

This section is for appliances that don't fit in any other category, most homes will not have anything in this section.

Report Summary

This is a listing of significant repair items noted in the report. While every attempt is made to include all pertinent items in this summary, it is possible that some items may be overlooked, or the buyer may feel that there are other items in the report that are of equal or greater significance. In no case should this summary be deemed a substitute for reading the entire report.

ADDITIONAL INFO PROVIDED BY INSPECTOR

1. **Note:** Observed items in home that appear to make home built before 2000 as listed in HAR

FOUNDATIONS

2. Due to extensive remodeling and limited exposure of foundation surfaces, it is difficult to make a conclusive evaluation of the foundation performance at this time.
3. For a more in-depth evaluation, consult a structural engineer.
4. Observed areas of foundation that were obstructed from view.
5. Observed exposed drain piping and/or electrical conduit.
6. Exposed Rebar was observed on the exterior of the foundation in various locations.

GRADING AND DRAINAGE

7. Soil levels against the exterior grade beam was noted to be to high.
8. It was noted that the downspout was improperly terminated.

ROOF COVERING MATERIALS

9. Debris collecting on roof restricts water run-off and may result in roof leaks and/or insect infestation.
10. Chimneys 30 inches or wider are required to have a cricket at the upper side

ROOF STRUCTURES AND ATTICS

11. Due to extensive remodeling and limited exposure of wall structure, it is difficult to make a conclusive evaluation of the roof, ceiling and wall performance at this time.
For a more in-depth evaluation, consult a structural engineer.
12. Infrared camera revealed heat transfer at attic access doors
13. There were areas that had inadequate or missing insulation.
14. Observed batt insulation installed upside down.
15. The attic access stairs were installed with dry wall or decking screws.
16. Installation of the attic stairs is not complete.
17. Observed areas that appear to be under-supported.
18. Current standards require a minimum of a 30"X30" space in front of equipment in the attic for proper work space
19. Eve vent screens are torn or damaged
20. Observed deflection in attic decking where the water heater is located.
21. The ridge board is required to be at least the full depth of the cut rafter.

WALLS (INTERIOR AND EXTERIOR)

Exterior:
22. Soft or decayed wood was noted on the exterior trim or siding.
23. There is wood in direct contact with the soil around the structure.
24. Caulking/sealant is separated or missing in some areas
25. Observed some damaged siding or trim.
26. Observed nails backing out of siding in various locations.
27. Observed missing sealant on the soundings of the electrical panels, disconnects and meters.

Interior:
28. Evidence of moisture damage was noted at but may not be limited to this area in bedroom.
29. Common cracks up to 1/8" were noted in the interior gypsum wallboard.
30. Observed areas where backing inside bathroom cabinet is missing.
31. Plumbing penetrations under sinks are not properly sealed.
32. Observed areas where sheetrock is missing.
33. Interior wall structure in garage/well has extensive damaged.
34. Evidence of possible insect damage to garage/well area.

CEILINGS AND FLOORS

Ceilings:
35. Evidence of moisture, stain or a foreign substance was detected in the ceiling.

Floors:
36. Bedroom flooring material has moisture damage, area is currently wet.
37. Ceramic tiles have a "hollow" sound when tapped with a hard object,
38. Flooring was uneven or was not level in various locations.
39. Observed areas with missing flooring material.

DOORS (INTERIOR AND EXTERIOR)

40. Door stops are missing,damaged or need repositioning in various locations.
41. Doors rub, stick or hit frames in various locations.
42. Observed interior door(s) with damaged or not functioning hardware.
43. Doors do not latch or lock properly in various locations.
44. Soft or decayed wood was noted on the door jamb.
45. Enhance weather stripping as needed.
46. Observed damaged or dented garage door panels.
47. When in use, garage door makes loud squeaking noise.

WINDOWS

48. Window screens were noted that are either missing or torn.
49. Windows need caulking/sealant to prevent possible moisture penetration.
50. Observed disconnected and/or damaged balances for several windows in the home.
51. Observed missing or broken latches.
52. Levered windows in bedroom area damaged, do not open and close properly.
53. Observed what appears to be the hermitic seal for various windows may be starting to fail.

FIREPLACES AND CHIMNEYS

54. Fire box backing is damaged.
55. The flue has creosote and/or soot build up.

PORCHES, BALCONIES, DECKS, AND CARPORTS

56. Back porch roof not properly attached to home.

SERVICE ENTRANCE AND PANELS

57. The cover of the electrical panel has an insufficient number or type of fasteners (screws).
58. Observed the absence of anti-oxidants on service conductors.
59. The circuit breakers are not identified and labeled.
60. Wires were improperly spliced or terminated.
61. The neutral and ground busses and wiring should be separated in all sub panels.
62. Main lug can not have more than one wire connected to it.
63. Breakers can not have more than one wire connected to them.
64. Knock out spaces for the breakers in the breaker box were exposed.
65. Double lugging of Neutral wires was noted on the neutral bar.
66. Inside cover (dead panel) missing from main breaker panel.
67. Knock outs for wire penetration into panel are missing.
68. *Observed a Federal Pacific Electric "Stab-Lok" service panel in the house.*
69. *The buyer is advised to contact a licensed electrician for an expert opinion on this panel*
70. Panel has inappropriate screws holding front cover on.
71. Breaker panels are not permitted in bathrooms or clothes closets.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

72. Observed an absence of smoke or fire detectors in required locations.
73. This structure is not properly protected by GFCI (ground fault circuit interrupt) breakers.
74. GFCI (ground fault circuit interrupter) not tripping when tested with external device
75. Observed wiring in attic area that is not properly supported or secured.
76. Observed various globes missing from light fixtures.
77. Observed foreign object lodged in outlet.
78. Recommend caulking and sealing exterior light fixtures.
79. Observed exterior outlets with missing or damaged weatherproof cover.
80. Open grounds were noted on three prong outlets in various locations.
81. There were various plugs that did not operate properly at time of the inspection.
82. Electrical fixture face plates were missing or broken on various plugs.
83. A polarity problem was detected on multiple plugs.
84. Wire were improperly spliced or terminated.
85. Junction boxes missing covers were noted.
86. Fixtures not properly mounted in attic area.
87. Current standards prohibit bare incandescent bulbs in closets.
88. Some lights did not function when tested.

COOLING EQUIPMENT

89. Delta T too high on unit #2, may indicate malfunction or improper installation of system.
90. Recommend installed some flashing or a guttering system to help prevent excessive water from flowing onto condenser.
91. Primary condensate drain line terminates too close to foundation.
92. Condensing unit needs to be re-leveled.
93. Condenser platform surface should be at least 2 inches above finished grade.
94. Condenser leaves or debris on it
95. Observations appears to show when unit is in normal operation there is water spillage into safety pan.
96. Safety pan does not appear to be properly sloped towards drain.
97. Condensate drain line needs insulation added.
98. Observed areas of conditioned air loss at unit.
99. Observed improper piping used for the safety pan.
100. Observed missing protection cover for exterior piping material

DUCT SYSTEMS, CHASES, AND VENTS

101. All ducts in attic should be raised off insulation.
102. Observed ducts that are in contact with each other.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

103. Exterior hose faucets do not have back flow protectors.
104. Observed attic water piping material that should be insulated.
105. Faucets leaks at tub.
106. Faucets on tub are loose.
107. Toilets appeared loose.
108. Observed tub spout leaking from back side when shower was tested.
109. Observed rust in the tub finish.
110. Water piping is not properly secured in attic areas
111. When shower is in use, observed water leaking on there exterior of home

DRAINS, WASTES, AND VENTS

112. Observed leaking tub drain line at various locations, view from bath access.
113. Observed damaged tub drain.

WATER HEATING EQUIPMENT

114. Both water heaters are not properly wired and grounded.
115. Temperature & Pressure relief valve (TPR) should drain into a line that is plumbed horizontally or down, but cannot go back up (this keeps debris from going back to the valve). This line can be 3/4 inch C.P.V.C. plastic (not reduced in size) and should terminate from 6 to 24 inches from the exterior ground with an elbow facing dow
116. Water tank is showing signs of rusting along the bottom or top rim.
117. A safety pan underneath the water heater is recommended.

HYDRO-MASSAGE THERAPY EQUIPMENT

118. The unit did not function at the time of the inspection.
119. The whirlpool tub did not appear to have GFCI protection.
120. Hydro-therapy tub does not have a readily accessible inspection port.
121. Switches are damaged on tub.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

122. Observed exhaust vents routed to soffit.

GARAGE DOOR OPERATORS

123. Safety reversing mechanism did not operate when the door(s) were obstructed.
124. Unit did not work at time of inspection.

DRYER EXHAUST SYSTEMS

125. Vent appears to have excessive lint build up.

It is recommended that all repairs should be performed by a qualified and licensed professional in the designated field. A home inspection is a relatively superficial examination of a broad range of items. When a specialist performs a repair it is more likely that any latent defects may be discovered.

All photos in the report are representative of the issue and may not include all instances or locations of the issue of the named deficiency.