

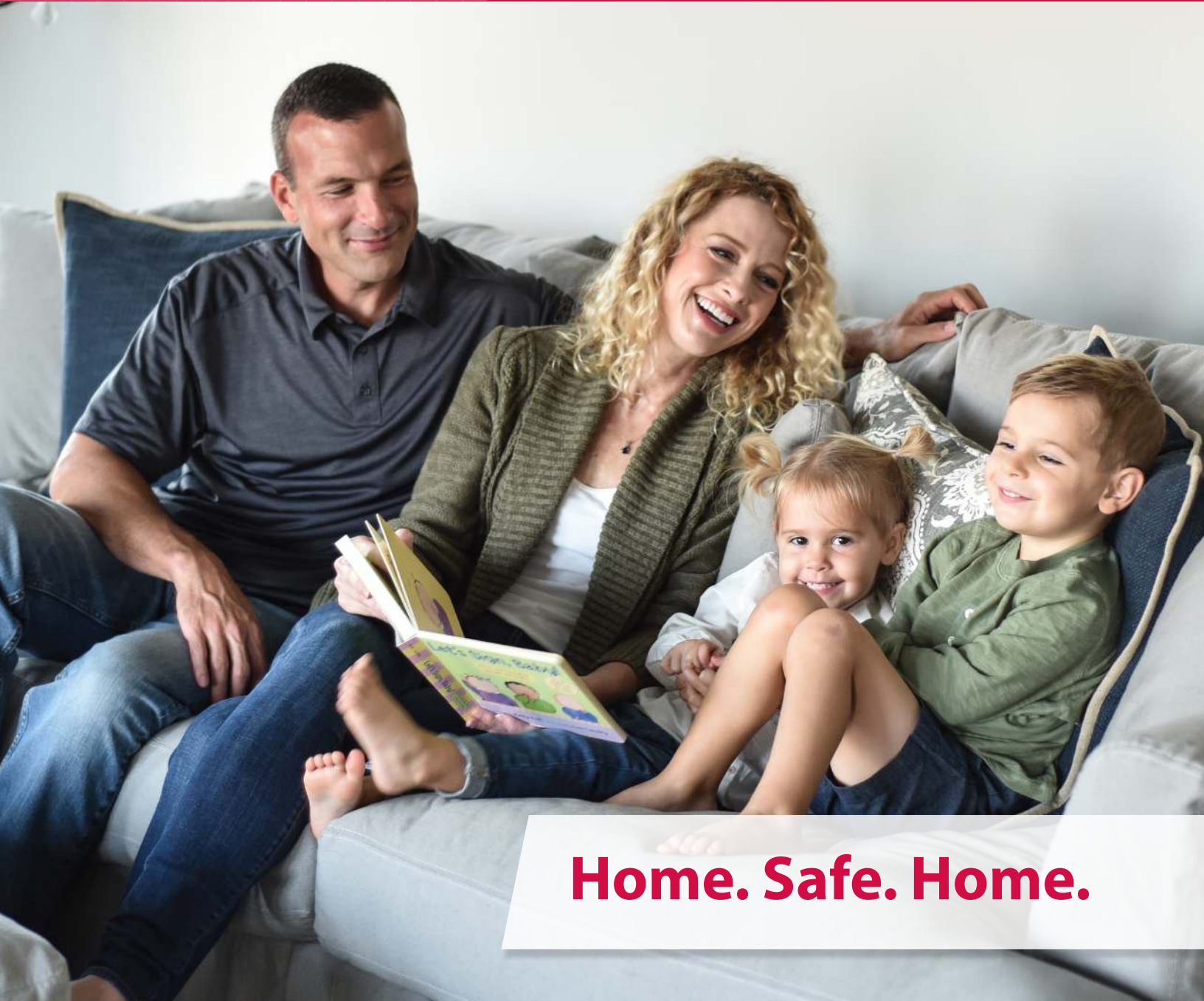


# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### HOME INSPECTION REPORT



**Home. Safe. Home.**



## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE



# PROPERTY INSPECTION REPORT

**Prepared For:** Kendal & Daniel Gable  
 (Name of Client)

**Concerning:** 275 County Rd 3015, Dayton, TX, 77535  
 (Address or Other Identification of Inspected Property)

**By:** Charles Rowden 22155 Tina Paz 24081 Bertrand Lemelle 24610 5-26-2021  
 (Name and License Number of Inspector) (Date)

David Jones 22116  
 (Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.



Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.



### I. STRUCTURAL SYSTEMS

**A. Foundations**

Type of Foundation(s): slab on grade

Comments:

The foundation was viewed at the perimeter where visible. Wall veneers, door and window operations, and the condition of framing were also viewed for indications of adverse foundation performance.

In our opinion, the foundation was functioning as intended at the time of the inspection.

**B. Grading and Drainage**

Comments:

Soil grade and drainage patterns around the structure would not properly direct water away from the house and foundation system (low areas), which have allowed water to saturate the soil near the slab, which can affect foundation performance. Lots should be graded to drain surface water away from the foundation at a minimum slope of 6 inches within the first 10 feet. Where lot lines or other physical barriers prohibit this, drains, swales, and/or rain gardens shall be constructed to ensure drainage away from the structure.



Low areas



Low areas

**C. Roof Covering Materials**

Viewed From: roof surface (walked)

Types of Roof Covering: asphalt-fiberglass shingles

Comments:

The asphalt-fiberglass shingle roof had minimal wear

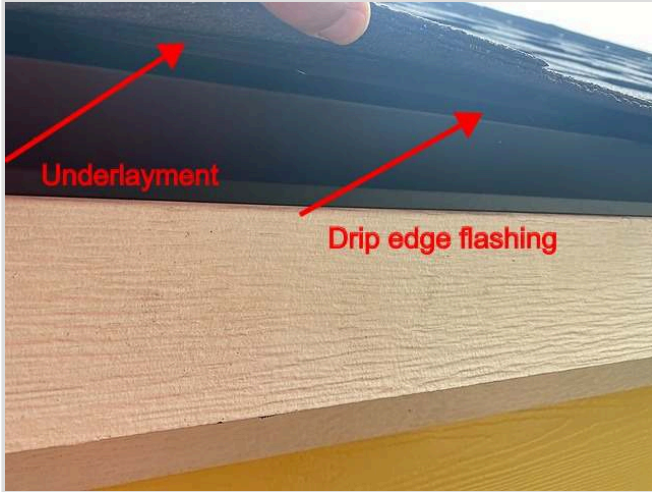
Underlayment was improperly installed beneath the drip edge flashing at the eaves. The underlayment should be installed over the drip edge flashing at the eaves and under the flashing at the rakes (sloped sides)

One of the roof jack boots was not properly installed, pulled inward, possibly allowing water penetration to occur during a rain.

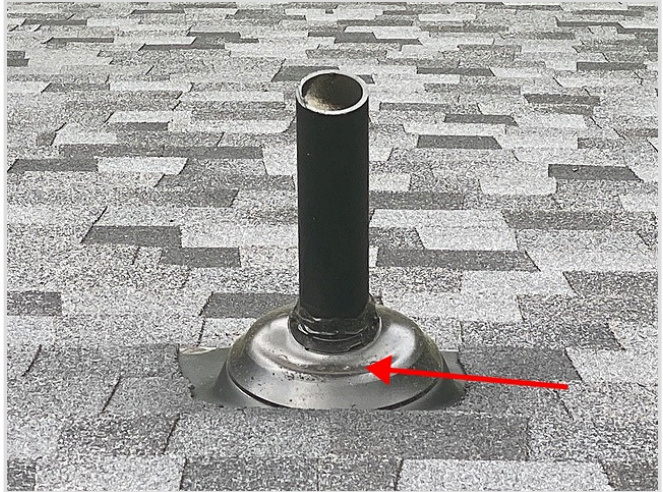
Satellite receivers were installed over the shingles at the roof decking. These have been known to cause roof damage due to poor installation or unexpected weather conditions (high wind).



I	NI	NP	D
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Underlayment installed under the drip edge flashing



Pulled inwards



Installed over shingles



Installed over shingles

**D. Roof Structures and Attics**

Viewed From: inside attic (some areas inaccessible -- framework/no walkway)

Approximate Average Depth of Insulation: 6" - 8"

*Comments:*

There was wood rot/water damage to portions of the soffit and/or fascia boards.

Attic access was installed in the living area via drop down ladder/access doors and were not properly insulated and/or had weather-stripping installed. Attic doors should be sealed the same as any other exterior door, helping prevent treated air from escaping into the untreated attic space.

**Note:** This region of Texas falls into climate zone #2 (ref. US department of energy) and the R-Value (for ceiling/attic) for IRC (International Residential Code) is recommended to be R-38 which can be 12-16 inches of insulation depth (blown insulation). However, depending on the materials used, the insulation depth requirements can vary depending on insulation type, brand or style and may not need 12 to 16 inches to meet the standard.



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Wood/water damage (right corner-front porch)



Not insulated/no weather stripping



No weather stripping installed (left side access doors)



Insulation depth (approximately 12" - 14")

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

*Comments:*

Due to stored items some wall areas in the interior could not be inspected.

**Note:** The interior appears to have recently been painted. Which can mask distress indicators and/or previous damage.

**F. Ceilings and Floors**

*Comments:*

Due to stored items and furniture, some floor areas could not be inspected.

There were signs of previous leaks (staining/blistering) to the sheetrock ceiling in the master and left bedroom.

**Note:** Previous repairs had been made to the sheetrock ceiling in the kitchen.



I	NI	NP	D
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Signs of previous leaks (master bedroom)



Signs of previous leaks (left bedroom)



Signs of previous repairs (kitchen)

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

*Comments:*

Weather stripping was torn/damaged and/or missing on one or more exterior door(s).  
Screen on the front exterior storm door was damaged.



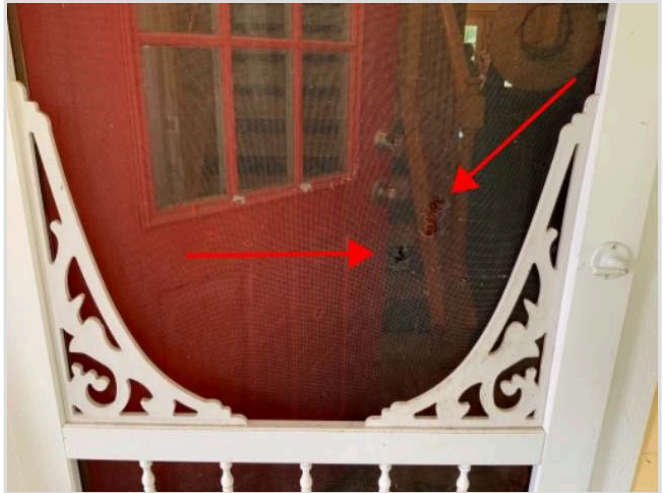
Torn/damaged weather stripping (rear exterior door)



Torn/damaged weather stripping (exterior utility room door)



Torn/damaged weather stripping (front exterior door)



Damaged screen (front exterior-storm door)

**H. Windows**

*Comments:*

Windows were double pane construction, inspected for functions such as open, close, and locking mechanisms. The following deficiencies were identified at the time of inspection.

Not all of the windows had screens. In addition, some of the screens were damaged. The Texas Real Estate Commission (TREC) considers this to be a deficiency according to the standards of practice (SOP).

Windows had lost their seals (condensation between the panes of glass) in one or more locations throughout the house. **Note:** Lost seals are subject to change with variation in temperature and humidity.





Missing screen (right bedroom)



Damaged screen (left bedroom)



Lost seal (right wall-left bedroom)



Lost seal (window above stairway)

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

*Comments:*

There were no visible deficiencies to the stairway(s) at the time of the inspection.



Stairway

**J. Fireplaces and Chimneys**

*Comments:*

A portion of the trim on the chimney chase was damaged.

An artificial gas log insert was installed in the firebox and no damper clamp present. Having a properly installed damper clamp will prevent carbon monoxide from a pilot light or other sources, from exiting into the room where the fireplace is located.

The fire box needed to be cleaned.



Trim damaged (chimney chase)



No damper clamp



I	NI	NP	D
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Damper clamp example



Needed to be cleaned

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

*Comments:*

There were no significant visible deficiencies at the time of inspection.

**L. Other**

*Comments:*

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

*Comments:*

The underground electrical service entered a Cutler Hammer panel box located on the left exterior wall  
Main disconnect: 200 Amp  
Service conductor: Copper (2/0 AWG)

Not all of the breakers were clearly labeled.

Neutral wires were improperly connected with ground wires/other neutrals at the bus bar under shared tension (set) screws. Only one neutral wire (alone) should be installed beneath a single tension screw at the bus bar.

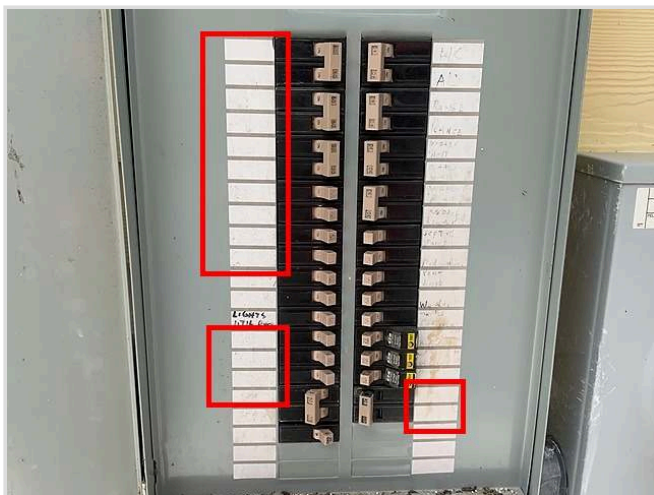
**Note:** The panel box does not meet current electrical code. When the house was constructed, the distribution panel was compliant and updating to meet code is not required (grandfathered). If there is a desire to bring the panel box and system up to current code, consultation with an electrician is recommended.



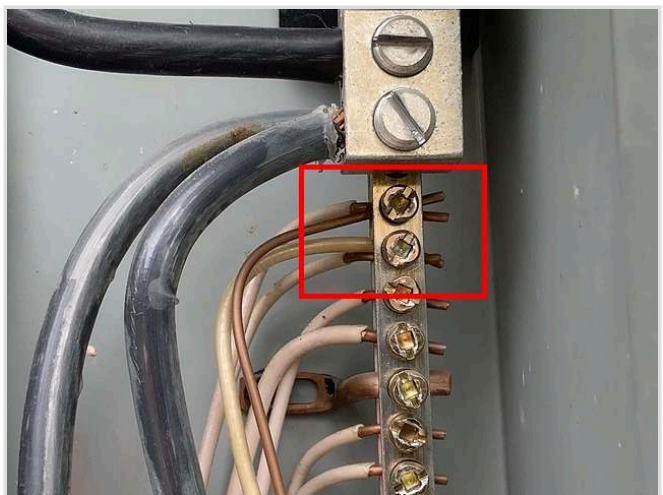
Distribution panel



Panel cover removed for inspection

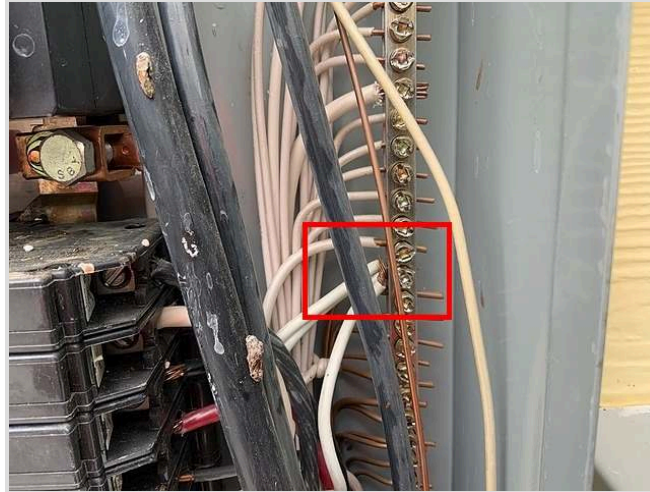


Not all breakers clearly labeled



Grounds/neutrals double lugged





Neutrals double lugged

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

Type of Wiring: copper

Comments:

Not all receptacles on the exterior were on GFCI (ground fault circuit interrupter). Though the receptacle may not be within the six feet of a plumbing fixture, the Texas Real Estate Commission (TREC) considers this to be a deficiency according to the standards of practice (SOP).

One or more receptacles/outlets were not properly installed in the gang box (loose), which can possibly lead to electrical faults such as loose or disconnected wires, and/or increased resistance in the circuit.

Some of the lights would not illuminate when placed into the on position, possibly due to burned out bulbs.

Ceiling fan in the right bedroom was not properly installed (loose).



Tester showing receptacle not GFCI protected (exterior)



Loose (half bathroom)

I	NI	NP	D
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Loose (living room)



Would not illuminate (rear porch)



Would not illuminate (front porch)



Not properly installed/loose (right bedroom)



### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

Type of Systems: central

Energy Sources: electric

Comments:

Make: Trane

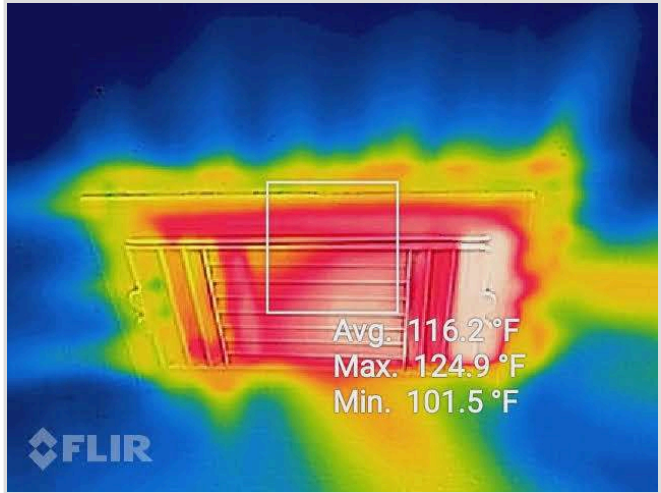
Year: 2004

The heating unit was performing as intended at the time of the inspection.

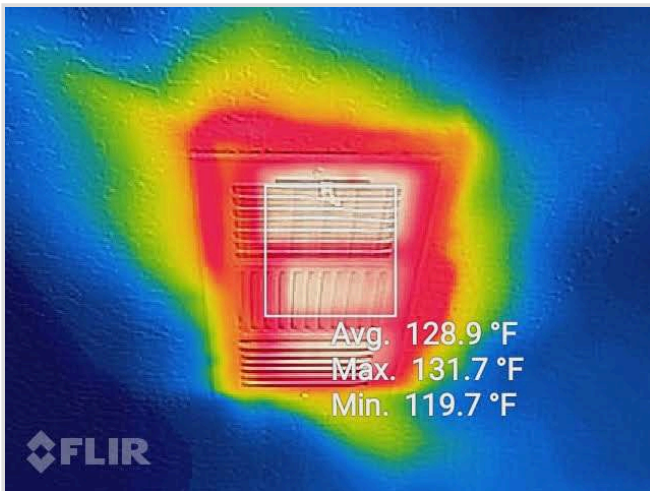
Wires entering the heating unit were not protected from abrasion (no grommet/bushing).



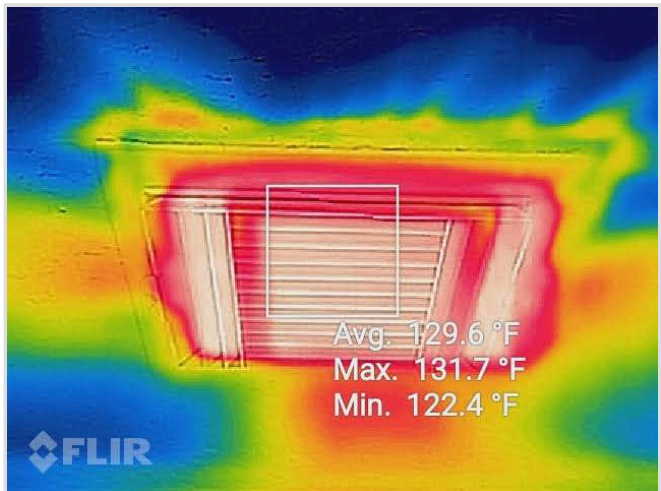
Heating unit



Thermal showing 100+ degrees of temperature output (kitchen)

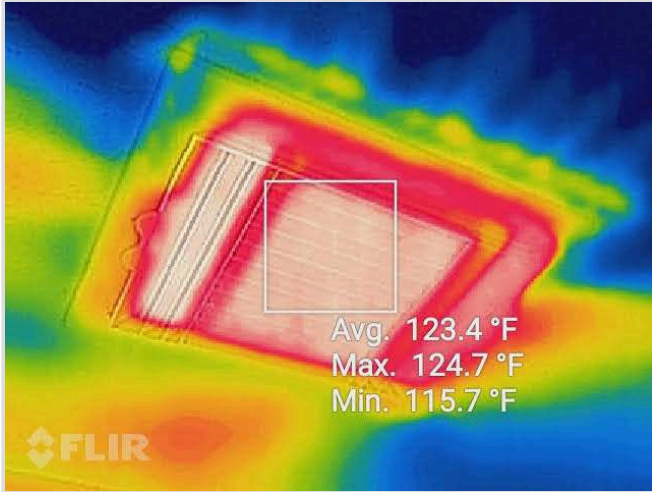


Thermal showing 100+ degrees of temperature output (living room)

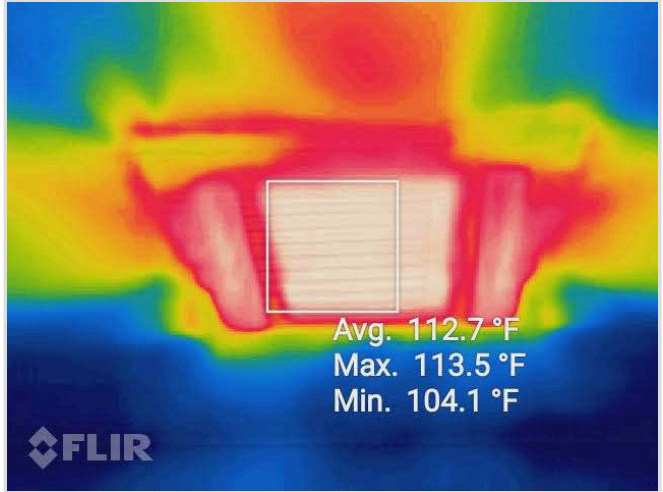


Thermal showing 100+ degrees of temperature output (den)

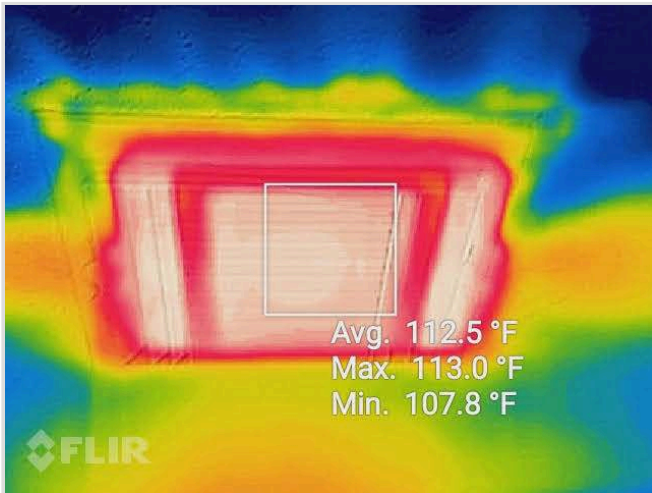
I	NI	NP	D
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Thermal showing 100+ degrees of temperature output (master bedroom)



Thermal showing 100+ degrees of temperature output (right bedroom)



Thermal showing 100+ degrees of temperature output (left bedroom)



Wires not protected from abrasion



**B. Cooling Equipment**

Type of Systems: central

Comments:

Make: Trane

Unit size: 4 ton

Year: 2005

Refrigerant: HCFC-22

Max fuse: 45 Amp

Return temperature: 75.6 degrees

Supply temperature: 56.3 degrees

The cooling unit was performing as intended at the time of the inspection with a 19.3 degree temperature differential. **Note:** We were unable to view the evaporator coil

Refrigerant line at the outside unit needed additional insulation.

Secondary drain pan had significant rust corrosion. Once the galvanized coating is used up and rust sets in, it will continue to rust even without liquid water present.

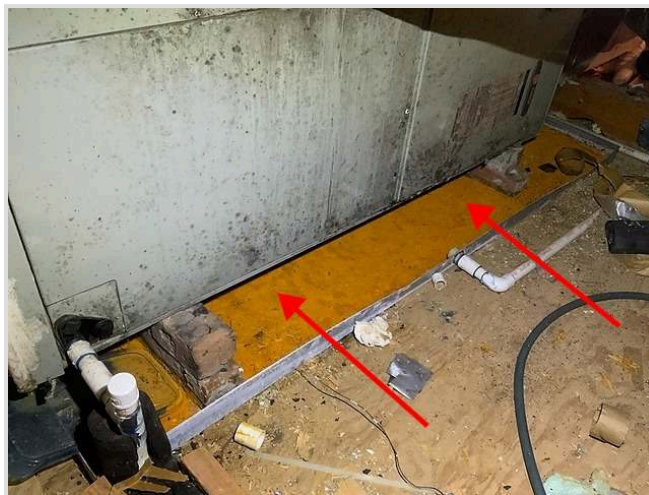
A float switch (overflow protection) was not installed on the unit/secondary drain pan at the time of inspection (IMC 307.2.3).



A/C unit



Needed additional insulation (outside unit)



Significant rust corrosion

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

*Comments:*

Ducts in the attic space were in contact with other duct. Points of contact between these items has been known to create condensation (sweating) in the attic space. Manufacturers recommend at least a 1” clearance around flex ducts.

The media filter was dirty and needed to be replaced. Dirty filter(s) indicate that the system had not been properly maintained and may require the need for cleaning/service.



In contact with other duct



Dirty media filter



### IV. PLUMBING SYSTEM

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

Location of Water Meter: no meter (on well)

Location of Water Meter Supply Valve: at well

Static Water Pressure Reading: 30 - 40 psi

*Comments:*

Visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured. Where visible, the plumbing distribution piping in this home consists primarily of copper.

At the time of this inspection, the following deficiencies were identified

The finish for the kitchen sink was chipped/damaged.

Commode located in the upstairs bathroom was loose at the floor. Unable to determine if the wax seal was intact.

Static water pressure was measured below 40 psi. Water pressure below 40 psi will likely lead to poor performance of devices that use water.



Static water pressure (30-40 psi)



Chipped/damaged finish (kitchen sink)



Loose at floor (upstairs bedroom)

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

*Comments:*

Water was run into the sink(s) and tub(s) for approximately one hour to analyze for proper drainage and leaks. Where visible, the plumbing drain piping in this home consists primarily of PVC  
 At the time of this inspection, the following deficiencies were identified

A leak was found beneath the master bathtub.

**Note:** The functionality of clothes washing drains or floor drains is not within the scope of the inspection.



Leak point (master bathtub)

**C. Water Heating Equipment**

Energy Sources: electric

Capacity: 50 gal.

*Comments:*

Make: Rheem

Year: 2021

Location: utility room closet

Measured water temperature (kitchen sink): 119.3 degrees.

The water heater was performing as intended at the time of the inspection.

Relief valve was not tested (discharge pipe into wall)





Water heater (utility room closet)



Measured water temperature at kitchen sink (119.3)

**D. Hydro-Massage Therapy Equipment**

*Comments:*

The Hydro-Therapy (jet tub) was the performing as intended at the time of the inspection.



Performing as intended



Hydro tub GFCI switch (front wall-master bathroom closet)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Cover removed for inspection

**E. Other**

*Comments:*



## V. APPLIANCES

**A. Dishwashers**

*Comments:*

Dishwasher unit was operated in the normal setting and inspected to determine if the unit filled with water and properly drained upon the completion of the cycle.

Installed Kenmore unit was performing as intended at the time of the inspection.



Performing as intended

**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

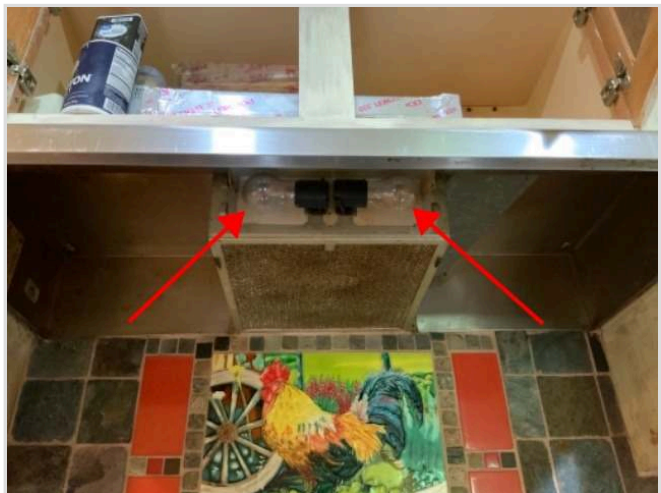
*Comments:*

Vented unit was functioning properly at the time of the inspection

Lights for the range exhaust would not illuminate when placed into the on position.



Vented unit



Would not illuminate

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

*Comments:*

Oven unit was set to bake at 350 degrees and a thermometer was placed inside the unit to determine the accuracy of the unit setting. A variance of +/- of 25 degrees is considered acceptable.

The NXR unit was performing as intended at the time of the inspection.



Performing as intended



Thermometer showing 325 degrees (within tolerance)

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

The unit(s) were functioning properly at the time of the inspection.

**G. Garage Door Operators**

*Comments:*



I	NI	NP	D
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**H. Dryer Exhaust Systems**

*Comments:*

There were no visible deficiencies at the time of inspection.



Dryer exhaust

**I. Other**

*Comments:*

## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

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

Type of Construction:

*Comments:*

**C. Outbuilding**

*Comments:*

Outbuildings were not inspected.



Not inspected



Not inspected



Not inspected



I	NI	NP	D
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**D. Private Water Wells (A coliform analysis is recommended.)**

Type of Pump: shallow well / surface pump

Type of Storage Equipment: pressure tanks (metal/fiberglass)

*Comments:*

Well was located in the right side yard.

Weather was cloudy at the time of the inspection and the soil was damp.

The well's output was approximately 3-5 gal. / min.

A chemical analysis sample was taken at the time of the inspection.

Wire connections were not enclosed in a junction box.

Portions of the visible water supply piping were not sufficiently insulated against freezing temperatures. All hot and cold water piping in non-air conditioned spaces should be protected from freezing. (UPC 313.6).

As a note, the inspection excludes system components that are not visible at the time of the inspection such as well casing below the ground, submerged tanks, underground lines, amount and length of water lines, size of pipes, type of pipes, size of tank, size, adequacy or efficiency of the system.



Well location



Metal/fiberglass tanks



Shallow pump



Wire connections not in a junction box

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Supply pipe not insulated

**E. Private Sewage Disposal (Septic) Systems**

Type of System: aerobic  
Location of Drain Field: front field  
*Comments:*

**F. Other**

*Comments:*



## SUMMARY:

*This summary provides a simplified overview of the results of the Wednesday, May 26, 2021 inspection at 275 County Rd 3015, Dayton, TX 77535. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.*

## I. STRUCTURAL SYSTEMS

### B. Grading and Drainage

- Soil grade and drainage patterns around the structure would not properly direct water away from the house and foundation system (low areas), which have allowed water to saturate the soil near the slab, which can affect foundation performance. Lots should be graded to drain surface water away from the foundation at a minimum slope of 6 inches within the first 10 feet. Where lot lines or other physical barriers prohibit this, drains, swales, and/or rain gardens shall be constructed to ensure drainage away from the structure.

### C. Roof Covering Materials

- One of the roof jack boots was not properly installed, pulled inward, possibly allowing water penetration to occur during a rain.

### D. Roof Structures and Attics

- There was wood rot/water damage to portions of the soffit and/or fascia boards.

### F. Ceilings and Floors

- There were signs of previous leaks (staining/blistering) to the sheetrock ceiling in the master and left bedroom.

### H. Windows

- Windows had lost their seals (condensation between the panes of glass) in one or more locations throughout the house.  
**Note:** Lost seals are subject to change with variation in temperature and humidity.

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

- Neutral wires were improperly connected with ground wires/other neutrals at the bus bar under shared tension (set) screws. Only one neutral wire (alone) should be installed beneath a single tension screw at the bus bar.

### B. Branch Circuits, Connected Devices, and Fixtures

- Ceiling fan in the right bedroom was not properly installed (loose).

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

- Wires entering the heating unit were not protected from abrasion (no grommet/bushing).

### B. Cooling Equipment

- Refrigerant line at the outside unit needed additional insulation.
- Secondary drain pan had significant rust corrosion. Once the galvanized coating is used up and rust sets in, it will continue to rust even without liquid water present.
- A float switch (overflow protection) was not installed on the unit/secondary drain pan at the time of inspection (IMC 307.2.3).

### C. Duct Systems, Chases, and Vents

- Ducts in the attic space were in contact with other duct. Points of contact between these items has been known to create condensation (sweating) in the attic space. Manufacturers recommend at least a 1" clearance around flex ducts.
- The media filter was dirty and needed to be replaced. Dirty filter(s) indicate that the system had not been properly

maintained and may require the need for cleaning/service.

#### **IV. PLUMBING SYSTEM**

##### **A. Plumbing Supply, Distribution Systems and Fixtures**

- The finish for the kitchen sink was chipped/damaged.
- Commode located in the upstairs bathroom was loose at the floor. Unable to determine if the wax seal was intact.

##### **B. Drains, Wastes, and Vents**

- A leak was found beneath the master bathtub.

#### **VI. OPTIONAL SYSTEMS**

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

- Wire connections were not enclosed in a junction box.
- Portions of the visible water supply piping were not sufficiently insulated against freezing temperatures. All hot and cold water piping in non-air conditioned spaces should be protected from freezing. (UPC 313.6).