



18527 Haughland Dr
Cypress, TX 77433
April McGee

06/05/2019

PROPERTY INSPECTION REPORT

Prepared For: April McGee
(Name of Client)

Concerning: 18527 Haughland Dr, Cypress, TX 77433
(Address or Other Identification of Inspected Property)

By: Kelly M Herbert, Lic #TREC21822 06/05/2019
(Name and License Number of Inspector) (Date)

(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.

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 manufacturer's 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 seller's 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 inspector's 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 client's 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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Occupied Vacant

PRESENT AT INSPECTION: **Buyer / Buyer's Agent**

Weather Condition at Time of Inspection

Clear Overcast/Hazy Cloudy Rainy Ice/Snow

Outside Temperature: Arrival **75** ° Departure: **75** °

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. The photos provided are merely for 'visual reference' of random items in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Slab on Grade**

Comments:

(If all crawl space areas not inspected, provide an explanation.)

Performance Opinion:

At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**.

Prior to closing, the **foundation should be inspected** by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Notes: The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the the inspector's personal experience with similar structures. This inspection does not predict or guarantee future performance.

Note: Observed evidence of movement may be perceived differently by a Buyer or inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. The engineer report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

Note: Where face of foundation is covered / obstructed the foundation cannot be inspected.

Additional Notes (An opinion on performance is mandatory):

B. Grading and Drainage

Comments:

No evidence of water penetration observed at this time.

Water spots evident

Notes: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize foundation problems.

Additional Notes:

High soil levels at Front & back of Structure. Recommend corrective action to prevent water and/or pest intrusion.

Drainage needs to be corrected at Right & Left sides of structure. Water ponding next to foundation.



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C. Roof Covering Materials

Type(s) of Roof Covering: **Composition**

Viewed From: **From ladder at eave**

Comments:

Condition: **The entire roof should be evaluated by a qualified roofing co.**

Ridge shingles cracked /missing /loose

Shingles cracked / missing / loose / damaged / worn / aged

Valley in need of repair

Caulking needed: Nails or staples exposed Small holes or openings

Gutters: Bent Sections Debris

Down spouts: Missing Extension / Splash block missing

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the the Client so chooses).

NOTE: The underlayment cannot be inspected if shingles are properly secured to the roof.

NOTE: The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate to you past or continual problems and in case of a fairly new roof a copy of the contractors and manufacturer warranty to see if any warranty can be transferred is available. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability.

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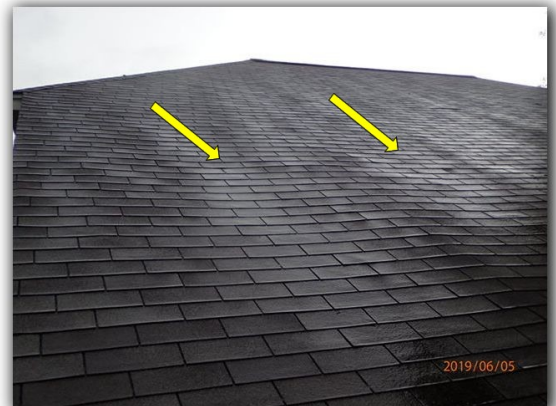
D=Deficient

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Inspector observed lifted shingles and grit loss. Seller's disclosure indicates roof is 1 year old. Recommend contacting the Roofing Contractor to re-inspect roof material for defects.



Roof shows evidence of sagging; recommend estimate from roofing company.



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Water stains observed on Deck boards from Attic Side. These appear to be active leaks around plumbing vents. Recommend inspection by Qualified Roofing Contractor.



Recommend installing Kick-out flashing at Chimney to direct run-off away from Wall.



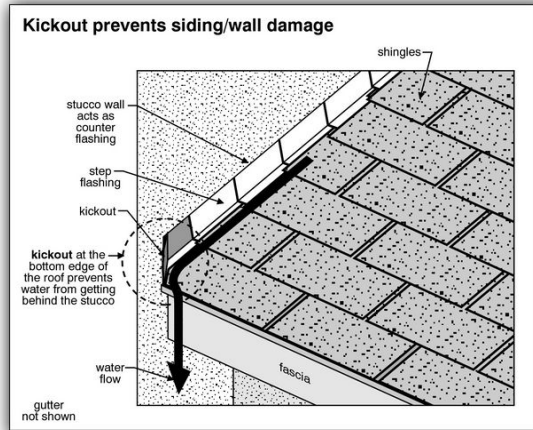
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Inspector recommends installing Rain Gutters to direct run-off away from foundation.

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D. Roof Structures and Attics

Viewed From: **Attic (Inside)**

Approximate Average Depth of Insulation: 3-5"

Approximate Average Thickness of Vertical Insulation: not accessible

Comments:

Attic

Attic Insulation: **Loose Fill**

Roof

Ventilation Observed: **Yes** Condition: **Ventilation Adequate**

- Water leaks noted
- Previous repairs noted
- Vermin activity noted

Notes: Some areas of the attic are not accessible due to low clearance, insulation, stored belongings etc.

Additional Notes:

Insulation appears to be marginal and compressed.
Water stains/active leaks observed on Roof Decking.

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E. Walls (Interior and Exterior)

Comments:

Prevalent exterior siding: **Masonry / Brick / Stone, Wood / Wood Product**

Interior Wall:

- Water Stains / Damage
- Small drywall cracks
- Large drywall
- Mildew / Fungal discolor.
- Holes
- Previous repairs noted
- Fresh Paint

Exterior Wall:

- Water damage
- Damage
- Small cracks
- Large cracks
- Weep holes missing/block
- Rotted / exposed wood
- Previous repairs noted
- Paint chipping
- Damage to trim, door, siding

NOTE: If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions.

Additional Notes:

I=Inspected

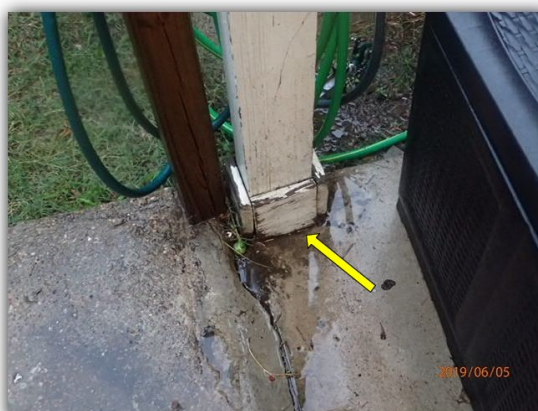
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All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.
Damage/Wood Deterioration at Fiber Board Siding and Trim. Repair/replace as required.



I=Inspected

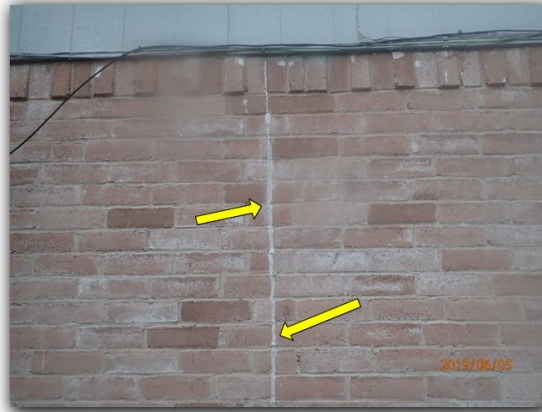
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Caulking weathered and split at Expansion joints. Recommend re-caulking.



Repairs observed on drywall at Master Bath.



NOTE: Interior walls freshly painted. Fresh paint may conceal cracks in drywall.

F. Ceilings and Floors

Comments:

- | | | |
|--|---|---|
| <input type="checkbox"/> Water Stains / damage | <input type="checkbox"/> Holes and openings | <input type="checkbox"/> Rotting evident |
| <input checked="" type="checkbox"/> Tiles-cracked / damage / loose / missing | | <input type="checkbox"/> Settlement crack |
| <input type="checkbox"/> Vinyl damage | <input type="checkbox"/> Slight sloping | |

Additional Notes:

NOTE: If the home is occupied, not all floors are visible during inspection for review due to furniture or storage obstructions.

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Floor tiles cracks observed at Master & Hall Baths.



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G. Doors (Interior and Exterior)

Comments:

Interior

- Damaged
- Holes and openings
- Rotting evident
- Not closing properly
- Hardware damage / inoperative

Exterior

- Damaged
- Hollow
- Holes and openings
- Rotting evident
- Not closing properly
- Hardware damage / inoperative

Garage Door:

- Damaged
- Bent panel
- Entry door damaged

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Additional Notes:

Back sliding glass door difficult to lock/unlock. Repair as required.
Entry door from Garage to Structure lacking Self-Closure hinges.

H. Windows

Comments: **Single Pane**

- Window inoperative
- Cracked window
- Damaged window
- Moisture between panes
- Missing pane
- Caulking / glazing needed

Screens: Torn Bent Holes Missing

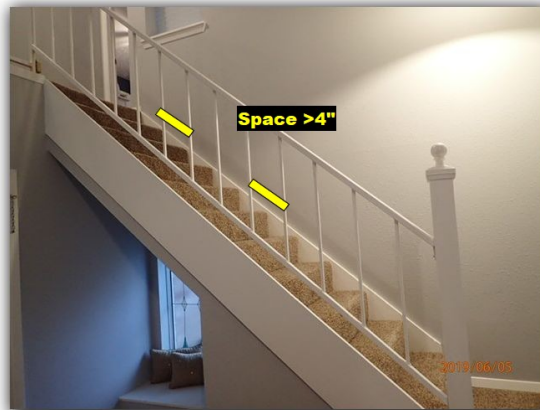
Additional Notes:

Window screen missing/not installed at Various windows.
Windows do not open at Master Bedroom, Den & Breakfast Area. Windows appear to be painted closed.

I. Stairways (Interior and Exterior)

Comments:

Balusters improperly spaced. Spacing between Balusters > 4".(IRC: R312.3)



J. Fireplaces and Chimneys

Comments:

Type: **Masonry** Fuel Source: **Wood burning**

Damper: **Dirty/Sooted / Does not Close**

- Firebox: Mortar missing around bricks in the fireplace Mortar missing rear wall
- Cracks / Lintel Soot build-up
- Poor draft evident Insufficient height / clearance
- Gas service not on unable to inspect.

Chimney: **Acceptable**

- Crumbling brick Damaged / missing cap
- Spark arrestor missing Insufficient height / clearance

Additional Notes:

NOTE: The majority of the chimney flue cannot be safely inspected. It was inspected from the

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damper opening only.

Fire place dirty, requires cleaning. It appears wood/wood product was burned in the fireplace. There is build up of potentially flammable material in the firebox and chimney. I recommend servicing and cleaning the chimney and fireplace prior to use.



The inspector recommends a competent contractor/chimney sweep be contacted to perform the appropriate remedial work. Draft, proper combustion, smoke leakage, cleanliness, fire worthiness, etc. are not part of this inspection; therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace/chimney. Damper does not close.



K. Porches, Balconies, Decks, and Carports

Comments:

Rotting evident

Insect Damage

Wood / Soil contact

Trip Hazard

Loose boards

Handrail / railing missing / damaged

Areas inaccessible

Note: Structural load capabilities were not inspected

Additional Notes:

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Cracks observed in drive way, creating a tripping hazard.



Back Patio concrete poured higher than Back Entry Door Landing. Water ponds next to foundation and back door. Repair as required.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main panel location: **Exterior Wall**

Sub panel location:

Improper panel location

Inadequate panel labeling

Defective breakers

Burned wires

Double-Tapping

Defective breakers

Type of wiring: **Aluminum**

Panel Manufacture: **Federal Pacific**

Size of Service Breaker: **100-amp**

ARC Fault

ARC outlet locations(s): Master

Missing

Not tripping

2nd Bed

Missing

Not tripping

3rd Bed

Missing

Not tripping

4th Bed

Missing

Not tripping

5th Bed

Missing

Not tripping

Comn

Missing

Not tripping

Grounding Electrode present: **Yes**

Due to defects observed, recommend service and complete system check by licensed electrician.

Due to aluminum wiring being found, recommend service and complete system check by licensed electrician.

Notes: Unable to inspect underground services and the depth of the ground rods. Any covers not reasonably accessible due to shrubs, storage etc. as determined by the inspector are not removed for safety.

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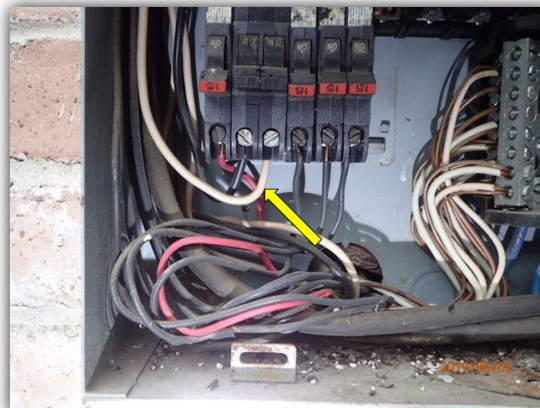
The service panel is a Federal Pacific stab lock type. These panels no longer have a U.L. listing due to reports of breakers not responding to overload conditions. A qualified electrician should further inspect the breaker panel or the client should consider replacing the panel.

Additional information can be read on internet at www.inspect-ny.com/fpe/fpepanel.htm.

Most circuit breaker functions were not listed on panel.



The color of branch circuit wires are required to be black, red or marked. There are some branch circuit wires that have not been marked as required.



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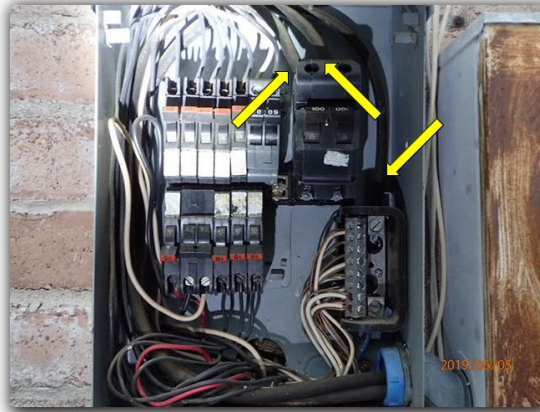
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Anti-Oxidant grease is missing and needed on the three main aluminum service wires.



Panel door latch missing.



The gas meter is not visibly bonded to the remainder of the electrical system. The unit may be bonded at a point later in the line / system. However, the clamp and bond wire are required to be in a location that is visible and accessible for inspection. I did not locate a bonding clamp or wire on the gas meter at the time of the inspection.



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Improper clamp was used to attach the ground wire to the ground rod. An acorn clamp should be used.



Further evaluation of electrical system by Licensed Electrician strongly recommended.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper**

Comments:

Receptacle Type: 2 prong 3 prong Aluminum wiring observed
 Due to aluminum wiring being found, recommend service and complete system check by licensed electrician.

Ground Fault Circuit Interrupter (GFCI)

GFCI Outlet location(s) Bathroom:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Kitchen:	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Wet Bar:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Garage:	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Exterior:	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

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|--|--|
| <input type="checkbox"/> Loose / broken / inoperative outlet | <input type="checkbox"/> Loose / broken / inoperative switch |
| <input type="checkbox"/> Loose / broken / inoperative light | <input checked="" type="checkbox"/> Smoke detector missing |
| <input type="checkbox"/> Ceiling fan inoperative | <input type="checkbox"/> Improper wiring |
| <input type="checkbox"/> Exposed wiring | <input type="checkbox"/> Double-lugging |
| <input type="checkbox"/> Reversed Polarity | <input type="checkbox"/> Open ground |
| <input type="checkbox"/> Wire splices / open junction boxes | |

Additional notes:

NOTE: The walls are obstructed by furniture / storage. Not all outlets are accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

Per today's standards, Smoke detectors lacking at required areas.

R314.3 Location

1. In each sleeping room.

2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

GFCI lacking at Exterior, Garage, Kitchen. Per today's standards ALL these area outlets require GFCI protection.

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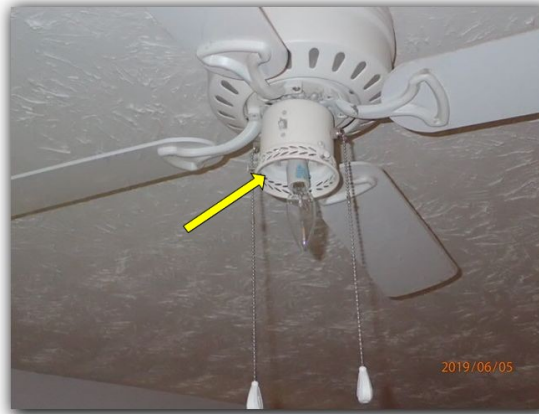
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Globe covers missing at Bedroom Closet fixtures and Ceiling Fans.



Light fixture/Bulb not functional at Attic.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: **Central Forced Air**

Energy Source: **Gas**

Comments:

- Heat pumps were not inspected since outside temperature is above 70 degrees Fahrenheit
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70 degrees Fahrenheit.

Furnace (Heat Cycle) was engaged to verify operation; however was not operated to check temperature rise due to ambient temperature.

Unit 1

Thermostat Location: Hall

Condition: Loose

Not level

Not registering

properly

Filter Type: **Disposable**

Condition: **Dirty**

Gas:

Rust on burner

Flame Inconsistent

Pilot not lit

Improper venting

Copper gas line

No gas shut-off

Gas leak

Air blowing in burner chamber

Gas line not supported

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- Electric: Not on Inoperable
 Blower: Fan loose Limit switch missing/inoperable Noisy
 Burned wires inside blower

Additional Notes:

B. Cooling Equipment

Type of System: **Central/Split System**

Comments:

- Heat pumps are operated in one mode only.
 Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60 degrees Fahrenheit.

Unit 1 Supply Temp: **46** Return Temp: **68** Difference: **22**

High/low differential (Temperature differential should fall between 15 F & 20 F for

proper cooling)

- Compressor: Not on Not level Not shutting off
 Improper clearance Fin damage Inoperative
 Condenser: Fan not on Coils need cleaning Noisy
 Condensate Drain:
 Primary: Clogged No trap Not insulated
 Tray debris / standing water / rust Tray leak
 Secondary: Does to exist Not readily visible

- Freon line: Insulation missing / damaged Refrigerant leak possible
 location:

Additional Notes:



I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

Due to High Temperature Differential, Recommend servicing unit by Licensed HVAC Contractor.

Recommend installing a Float Sensor at A/C Overflow Drain pan to provide early warning of an overflow condition.

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C. Duct Systems, Chases, and Vents

Comments:

- Opening evident (return) Openings evident (supply)
 Covering(s) torn / missing

Additional Notes:

Insulation loose on duct work. Recommend further inspection by licensed HVAC Contractor.



IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: **Street**

Location of main water supply valve: **Unknown/Unable to locate.**

Static water pressure reading: **72-psi**

Comments:

Type: **Galvanized**

- Kitchen Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Additional Notes:

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Shut-off valve handle missing at Kitchen Sink.



Hall:

Bath sinks:

- Drain Leak
- Slow drain
- Faucet leak
- Faucet/knob missing
- Faucet/knob damaged
- Stopper missing/non-functioning

Bathtubs:

- Drain leak
- Slow drain
- Faucet leak
- Faucet/knob missing
- Faucet/knob damaged
- Stopper missing/non-functioning
- Diverter leak
- Diverter non-functioning
- Grout/caulk missing
- Water damage

Shower:

- Drain leak
- Slow drain
- Faucet leak
- Faucet/knob missing
- Faucet/knob damaged
- Head leak
- Pan leak
- Door not closing properly
- Water damage
- Grout/caulk missing

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Commodes:

- Loose on floor
- Fills slow
- Not flushing properly
- Leaking
- Not turning off

Additional Notes:

Sink drain slower than normal at Hall Bath.



Drain stop does not work at Hall Bath.

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Observed surface damage to tub at Hall Bath.



Master:

Bath sinks:

- Drain Leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning
- Diverter leak Diverter non-functioning
- Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Head leak Pan leak
- Door not closing properly Water damage Grout/caulk missing

..

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
- Not turning off

Additional Notes:

Sink drains slower than normal at Master Bath.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Caulk/grout missing at Master Shower.



Toilet loose at Base Mount at Master Bath. Recommend replacing wax seal and resetting.



Shower/Tub fixture loose on Wall. Repair as required.



Outside Faucets:

- Leak
- Inoperative
- Missing / broken handle
- Missing anti-siphon

Location:

- Front Rear Side
- Front Rear Side
- Front Rear Side
- Front Rear Side

Additional Notes:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Anti-siphon device missing Left-side hose bib.

Laundry Room: Tub Leak Drain Leak
 Appliances connected; unable to verify drain

Additional Notes:

NOTE: The laundry room equipment is installed, obstructing my view.

B. Drains, Wastes, and Vents

Comments:

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area. Master Tub Observed leak at Drain Area of Hall Bath. Studs discolored, Moisture meter reads as damp. Recommend Licensed Plumber further inspect and service.



C. Water Heating Equipment

Energy Source: **Gas**

Capacity: **50-gal**

Comments:

(Refer to OP-I form)

Unit 1: US Craftsman

Location: Garage

Improper Location

Garage Unit:

Physically protected: **Yes**

18" clearance: **Yes**

Corrosion at supply connections

No drain line

Leak

Temperature & Relief Valve (TPR)

Missing

Inoperative

Improperly installed / routed No pipe

Gas Unit:

Copper gas line

No Gas Shut off

Gas leak

Improper venting

Electric Unit:

Improper Venting

Inoperative heating element

Additional Notes:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Water Heater flue vent to the Right-side of Structure. Vent cap missing.



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

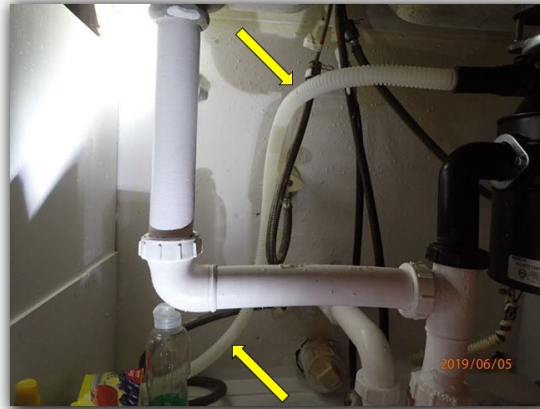
A. Dishwashers

Comments:

- | | | | |
|---|--------------------------------------|---|--|
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Leak | <input checked="" type="checkbox"/> Missing High Loop | <input type="checkbox"/> Noisy |
| <input checked="" type="checkbox"/> Soap tray defective | <input type="checkbox"/> Rust | <input type="checkbox"/> Rollers missing | <input type="checkbox"/> Trays damaged |
| <input type="checkbox"/> Loose in cabinet | <input type="checkbox"/> Door damage | | |

Additional Notes:

Insufficient loop in drain line to disposal. Elevate line to counter top level.



Soap dispenser does not work.



B. Food Waste Disposers

Comments:

- | | | | |
|--------------------------------------|--------------------------------|---|---|
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Leak | <input type="checkbox"/> Stuck hammers | <input type="checkbox"/> Poorly secured |
| <input type="checkbox"/> Vibration | <input type="checkbox"/> Noisy | <input type="checkbox"/> Damaged splash guard | |

Additional Notes:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Protective wire clamp missing at electrical connection. Exposed Wiring.



C. Range Hood and Exhaust Systems

Comments:

Filters missing

Vents into attic

Inoperative

Damaged switches

No light

Noisy

Additional Notes:

The micro/vent hood is the recirculating type, it does not vent to the outdoors as it should. It vents back into the room. Listed and labeled ductless range hoods may be allowed to recirculate, but only when they are installed in accordance with the manufacturers installation instructions, and where mechanical or natural ventilation is otherwise provided according to the air flow requirements.



D. Ranges, Cooktops, and Ovens

Comments:

Range Source: **Gas**

Oven Source: **Gas**

Cooktop Source: **N/A**

No readily accessible gas shut-off in room

Gas leak

Anti-tip

Cooktop:

Not lighting off pilot

Right front

Left front

Right rear

Left Rear

Damaged/Missing knobs

Right front

Left front

Right rear

Left Rear

I=Inspected

NI=Not Inspected

NP=Not Present

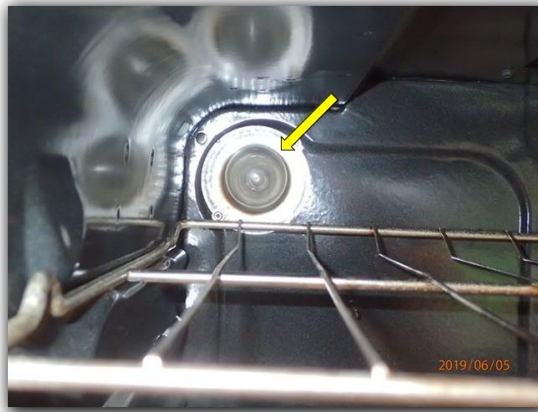
D=Deficient

I NI NP D

- Oven:
- Improper Heating
 - Right front
 - Left front
 - Right rear
 - Left Rear
 - Door damage
 - Inoperative door latch
 - Inadequate door seal
 - Inoperative light
 - Clock inoperative
 - Broiler not functioning
- Thermostat set at 350°F Achieved: Oven **350** °F

Additional Notes:

**Gas shut-off valve not readily accessible.
Oven light not functional.**



E. Microwave Ovens

Comments:

- Light inoperative
- Door seal damage
- Microwave inoperable
- Does not heat properly
- Door handle missing/damaged

Additional Notes:

Portable unit. Operational at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fan inoperative
- Noisy
- Exhaust fan light inoperative
- Cover missing
- Damaged
- Condensation / vent problems
- Heater Inoperative
- Improper heater location

Additional Notes:

G. Garage Door Operators

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

Vent pipe terminates upward. Periodic cleaning may be required.

NOTE: The entire length of the dryer vent not accessible and can not be completely inspected; However, a build-up of lint at the Dryer suggests the dryer vent should be cleaned.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Recommend an automated sprinkler system to maintain a consistent moisture level at foundation.

Summary

GRADING AND DRAINAGE

High soil levels at Front & back of Structure. Recommend corrective action to prevent water and/or pest intrusion.

Drainage needs to be corrected at Right & Left sides of structure. Water ponding next to foundation.

ROOF COVERING MATERIALS

Inspector observed lifted shingles and grit loss. Seller's disclosure indicates roof is 1 year old.

Recommend contacting the Roofing Contractor to re-inspect roof material for defects.

Roof shows evidence of sagging; recommend estimate from roofing company.

Water stains observed on Deck boards from Attic Side. These appear to be active leaks around plumbing vents. Recommend inspection by Qualified Roofing Contractor.

Recommend installing Kick-out flashing at Chimney to direct run-off away from Wall.

Inspector recommends installing Rain Gutters to direct run-off away from foundation.

ROOF STRUCTURES AND ATTICS

Insulation appears to be marginal and compressed.

Water stains/active leaks observed on Roof Decking.

WALLS (INTERIOR AND EXTERIOR)

All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.

Damage/Wood Deterioration at Fiber Board Siding and Trim. Repair/replace as required.

Caulking weathered and split at Expansion joints. Recommend re-caulking.

Repairs observed on drywall at Master Bath.

NOTE: Interior walls freshly painted. Fresh paint may conceal cracks in drywall.

CEILINGS AND FLOORS

Floor tiles cracks observed at Master & Hall Baths.

DOORS (INTERIOR AND EXTERIOR)

Back sliding glass door difficult to lock/unlock. Repair as required.

Entry door from Garage to Structure lacking Self-Closure hinges.

WINDOWS

Window screen missing/not installed at Various windows.

Windows do not open at Master Bedroom, Den & Breakfast Area. Windows appear to be painted closed.

STAIRWAYS (INTERIOR AND EXTERIOR)

Balusters improperly spaced. Spacing between Balusters > 4".(IRC: R312.3)

FIREPLACES AND CHIMNEYS

Fire place dirty, requires cleaning. It appears wood/wood product was burned in the fireplace. There is build up of potentially flammable material in the firebox and chimney. I recommend servicing and cleaning the chimney and fireplace prior to use.

The inspector recommends a competent contractor/chimney sweep be contacted to perform the appropriate remedial work. Draft, proper combustion, smoke leakage, cleanliness, fire worthiness, etc. are not part of this inspection; therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace/chimney.

Damper does not close.

PORCHES, BALCONIES, DECKS, AND CARPORTS

Cracks observed in drive way, creating a tripping hazard.

Back Patio concrete poured higher than Back Entry Door Landing. Water ponds next to foundation and back door. Repair as required.

SERVICE ENTRANCE AND PANELS

The service panel is a Federal Pacific stab lock type. These panels no longer have a U.L. listing due to reports of breakers not responding to overload conditions. A qualified electrician should further inspect the breaker panel or the client should consider replacing the panel.

Most circuit breaker functions were not listed on panel.

The color of branch circuit wires are required to be black, red or marked. There are some branch circuit wires that have not been marked as required.

Anti-Oxidant grease is missing and needed on the three main aluminum service wires.

Panel door latch missing.

The gas meter is not visibly bonded to the remainder of the electrical system. The unit may be bonded at a point later in the line / system. However, the clamp and bond wire are required to be in a location that is visible and accessible for inspection. I did not locate a bonding clamp or wire on the gas meter at the time of the inspection.

Improper clamp was used to attach the ground wire to the ground rod. An acorn clamp should be used. Further evaluation of electrical system by Licensed Electrician strongly recommended.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Per today's standards, Smoke detectors lacking at required areas.

GFCI lacking at Exterior, Garage, Kitchen. Per today's standards ALL these area outlets require GFCI protection.

Globe covers missing at Bedroom Closet fixtures and Ceiling Fans.

Light fixture/Bulb not functional at Attic.

HEATING EQUIPMENT

Furnace (Heat Cycle) was engaged to verify operation; however was not operated to check temperature rise due to ambient temperature.

COOLING EQUIPMENT

Due to High Temperature Differential, Recommend servicing unit by Licensed HVAC Contractor.

Recommend installing a Float Sensor at A/C Overflow Drain pan to provide early warning of an overflow

condition.

DUCT SYSTEMS, CHASES, AND VENTS

Insulation loose on duct work. Recommend further inspection by licensed HVAC Contractor.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

**Shut-off valve handle missing at Kitchen Sink.
Sink drain slower than normal at Hall Bath.
Drain stop does not work at Hall Bath.
Observed surface damage to tub at Hall Bath.
Sink drains slower than normal at Master Bath.
Caulk/grout missing at Master Shower.
Toilet loose at Base Mount at Master Bath. Recommend replacing wax seal and resetting.
Shower/Tub fixture loose on Wall. Repair as required.
Anti-siphon device missing Left-side hose bib.**

DRAINS, WASTES, AND VENTS

**Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area. Master Tub
Observed leak at Drain Area of Hall Bath. Studs discolored, Moisture meter reads as damp. Recommend Licensed Plumber further inspect and service.**

WATER HEATING EQUIPMENT

Water Heater flue vent to the Right-side of Structure. Vent cap missing.

DISHWASHERS

**Insufficient loop in drain line to disposal. Elevate line to counter top level.
Soap dispenser does not work.**

FOOD WASTE DISPOSERS

Protective wire clamp missing at electrical connection. Exposed Wiring.

RANGE HOOD AND EXHAUST SYSTEMS

The micro/vent hood is the recirculating type, it does not vent to the outdoors as it should. It vents back into the room. Listed and labeled ductless range hoods may be allowed to recirculate, but only when they are installed in accordance with the manufacturers installation instructions, and where mechanical or natural ventilation is otherwise provided according to the air flow requirements.

RANGES, COOKTOPS, AND OVENS

**Gas shut-off valve not readily accessible.
Oven light not functional.**

MICROWAVE OVENS

Portable unit. Operational at time of inspection.

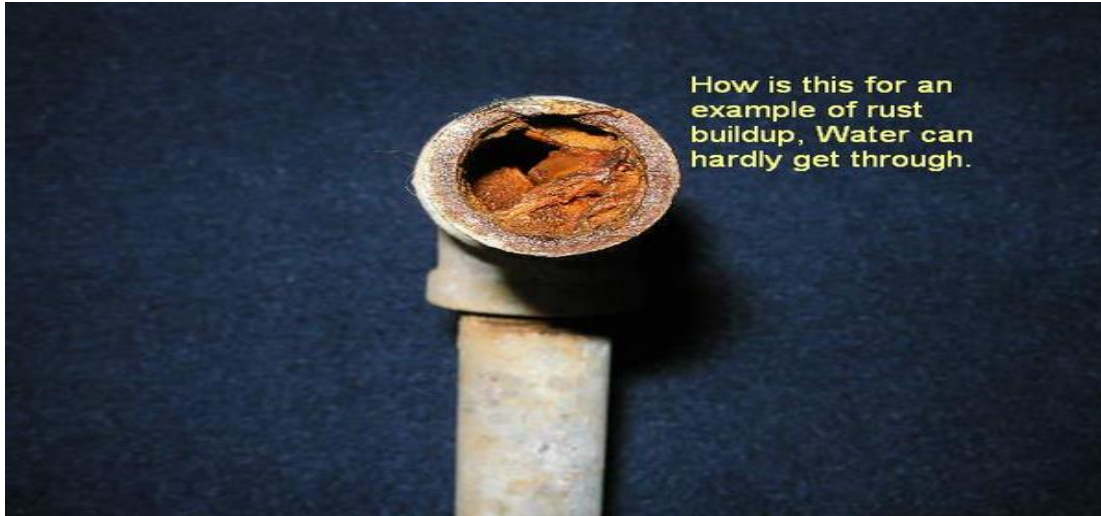
DRYER EXHAUST SYSTEMS

NOTE: The entire length of the dryer vent not accessible and can not be completely inspected; However, a build-up of lint at the Dryer suggests the dryer vent should be cleaned.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

Recommend an automated sprinkler system to maintain a consistent moisture level at foundation.

What Causes Galvanized Steel Pipe to Leak? (pipe failure)



Brown or discolored water and low water flow in galvanized piping systems is a sign of rust and corrosion buildup within the pipe.

Galvanized pipe is steel pipe covered with a protective coating of zinc which greatly reduces its tendency to corrode and extends its life expectancy.

No longer used in homes, galvanized pipe was used extensively as water supply lines in new construction prior to the 1960's. Today it is most often found in water well applications of all types.

Galvanized pipe has a tendency to react with minerals in water, producing a buildup of calcium deposits (scale) that can lead to lower water pressure.

A moderate level of calcium helps form a protective coating on the pipe, which may slow down corrosive effects. The operative word is moderate. High levels of calcium may build up in the pipe and restrict water flow.

Galvanized steel also corrodes over a period of time. The pipe rusts from the inside out. Over time, the pipes might corrode to the point where the pipes are completely restricted due to rust.

Galvanized steel can last roughly forty years until it needs to be replaced. Hard water in the home generally reduces the life expectancy of galvanized pipe.

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify _____ in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to _____ for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date _____ .

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Kelly M Herbert LICENSE #: TREC21822