

Property Inspection Report



Habib Othman 22007
Bullseye Engineering Inspection, LLC

3615 Windy Drift Ln
Inspection Prepared For: Krishnamoorthy Gopal
Agent: -

Date of Inspection: 6/7/2023
Year Built: 2007 Size: 2973
Weather:

PROPERTY INSPECTION REPORT FORM

<u>Krishnamoorthy Gopal</u>	<u>6/7/2023</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>3615 Windy Drift Ln, Katy, TX 77494</u>	
<i>Address of Inspected Property</i>	
<u>Habib Othman</u>	<u>22007</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D).

Examples of such hazardous conditions include:

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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I=Inspected

NI=Not Inspected

I. INFORMATION

D=Deficient

I	NI	NP	D
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A. Present at Inspection

Comments:

B. Orientation

Comments: ORIENTATION: For the sake of this inspection report the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home. • The front of the house is facing:South, West

C. Occupancy

Comments: The home was occupied by the sellers, who were absent from the home during the inspection.

D. Weather Conditions

Comments: During the inspection the weather was sunny. • The temperature at the inspection was approximately 80F degrees.

X			
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E. Utilities

Comments:

- All utilities were on at the time of the inspection.

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

I	NI	NP	D
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II. STRUCTURAL SYSTEMS

X				A. Foundations
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Type of Foundation(s):

- The foundation was slab-on-grade. The slab is poured thicker at the edges, to form an integral footing; reinforcing rods strengthen the thickened edge.

Comments:

- Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.

Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. The foundation appears to be performing as intended. However, most of the slab was not directly visible due to floor coverings.

- Cracks noted at the corners of the foundation walls. These are called corner pops and are very common and not a structural issue at this time, but should be properly sealed to prevent further deterioration and termite infestation.



Corner crack (front-left)

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I	NI	NP	D
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X			X	B. Grading and Drainage
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Comments:

- **TREC LIMITATIONS:** The inspector is not required to inspect flatwork or detention/ retention pond (except as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.
- The home had a concrete driveway.
- The Inspector observed few deficiencies in the condition of the driveway at the time of the inspection. Notable exceptions will be listed in this report.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways at the time of the inspection.
- Driveway expansion joint were missing caulking. Keeping your joints watertight will prevent moisture from seeping under concrete pads and causing them to heave or sink.
- One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.



Expansion joint missing caulking

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I	NI	NP	D
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X			X	C. Roof Covering Materials
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Type(s) of Roof Covering: The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer., Expected remaining Life 0-5

Viewed From:

- The Inspector evaluated the roofing materials and components from ground and from flying a drone over the roof.

Comments:

- TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspectors reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.
- I do not certify roofs as leakproof! The general home inspection is a visual inspection designed to reflect the visual condition of the home at the time of the inspection. It will not provide a warranty or guaranty of future conditions. For a variety of reasons, there may be no evidence of existing roof leaks at the time of the inspection. For a roof certification, you should contact a qualified specialist who provides this service.
- Information: A dish-type antenna was secured to the roof. Drilling holes through the roof damaged the roof cover and the gasket, caulk or sealant applied is not a guarantee against moisture penetration. Items mounted to the roof such as satellites, antennas, basketball backboards, etc., may allow water penetration. As these items move (wind, adjustments to position, use, etc.), screws and bolts may enlarge mounting holes. An elastomeric material was observed, intended to make the penetrations water tight, but we could not access this portion of the attic space to evaluate its integrity. We recommend closely monitoring these areas and making repairs as soon as possible when necessary.
- Repair have been made to the shingles. No damage or water entry has been found during the attic inspection. Verify with owner that there is no ongoing problem,
- Observed some missing shingles on the roof plane. Recommend replacing missing shingles to avoid further damage.

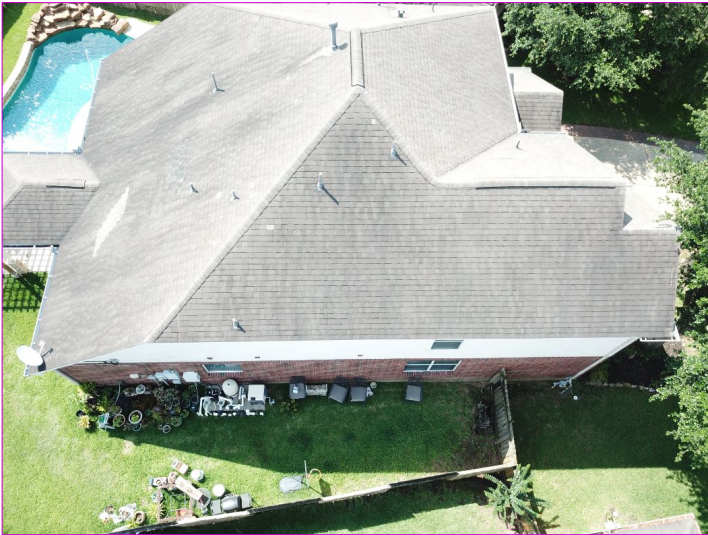
I=Inspected

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I	NI	NP	D
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Rooftop view



Rooftop view



Rooftop view



Damaged shingle

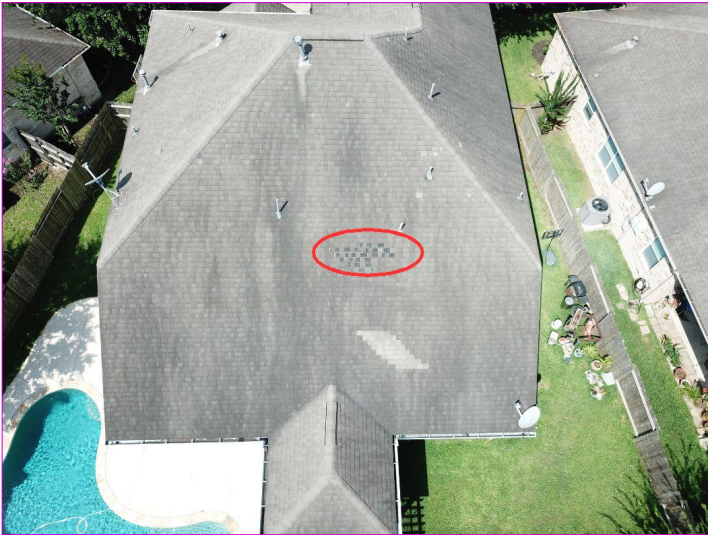
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Missing shingles



Missing shingles (zoomed view)



Damaged shingle



Damaged shingle

I=Inspected

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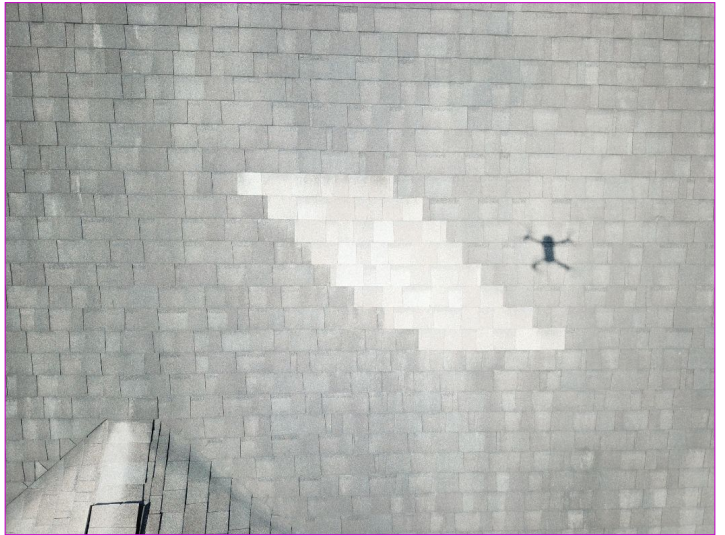
NP=Not Present

D=Deficient

I	NI	NP	D
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Rooftop view



Signs of previous repair



Damaged shingle

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

I	NI	NP	D
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X			X	D. Roof Structure and Attics
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Viewed From:

- The Inspector evaluated one attic from inside the attic space.
- The attic was accessed by a ceiling-installed pull-down ladder in the upper floor hallway

Approximate Average Depth of Insulation:

- Attic floor insulation depth averages 10 to 12 inches.
- The attic floor was insulated with blown-in fiberglass.

Comments:

- The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.
- The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.
- The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.
- The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

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I	NI	NP	D
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• The attic access ladder cover was not insulated.
The Inspector recommends insulating the attic access ladder cover to reduce unwanted heat loss/gain.



Inaccessible attic



Attic ladder missing insulation



Personal belongings blocking view (attic)



Personal belongings blocking view (attic)

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I	NI	NP	D
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X			X	E. Walls (Interior and Exterior)
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Wall Materials:

- Exterior walls are made of brick
- Exterior walls are made of cementitious lap siding
- Interior walls are made of drywall

Comments:

• The Inspector observed no deficiencies in the condition of brick exterior walls. Inspection of brick veneer typically includes visual examination of the following:

- brick exposed surface condition
- mortar joint condition
- provision for drainage of the air space (weep holes or wicks)
- brick support ledge condition (when visible)
- lintel conditions
- overall installation quality

• Expansion joint(s) had visible gap widening at the top. This condition is a sign of a foundation settlement. Recommend sealing the gap and monitoring.

• The exterior cementitious siding had gaps in the edges at one or more location. Improving the caulking and painting to weatherproof these areas is recommended.

• The cementitious lapped siding had localized areas of damage. To prevent damage to home materials or the wall structure from moisture intrusion the Inspector recommends repair by a qualified contractor.



Siding gaps (right side)



Siding gaps (rear side)

I=Inspected

NI=Not Inspected

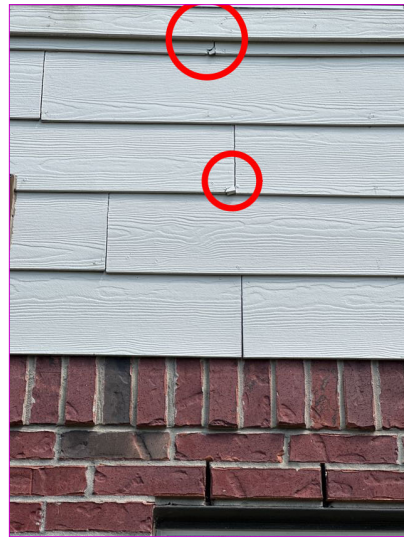
NP=Not Present

D=Deficient

I	NI	NP	D
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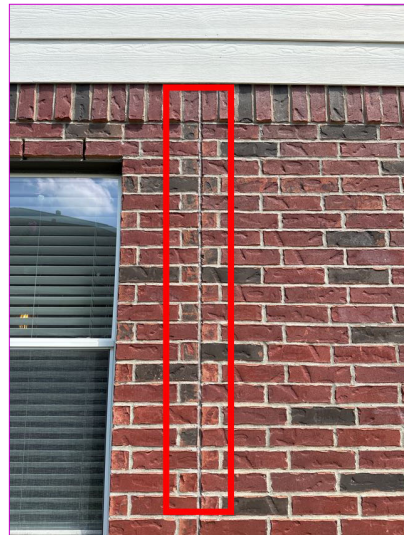
Localized siding damage (right side)



Localized siding damage (right side)



Localized siding damage (rear side)



Expansion joint gap widening at the top (right side)

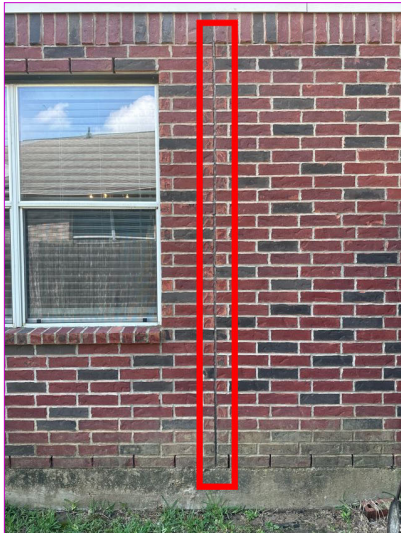
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I	NI	NP	D
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Expansion joint gap widening at the top (left side)



Siding gaps (left side)

X			X	F. Ceilings and Floors
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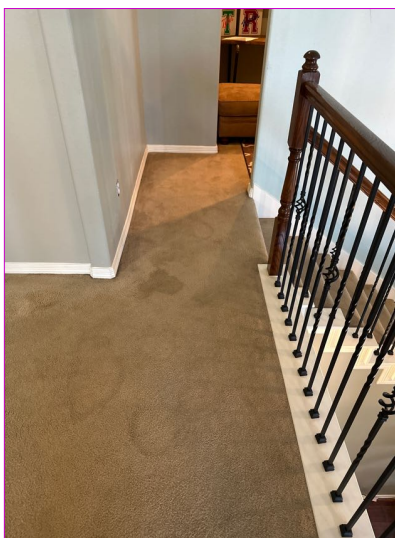
Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

• Carpet in the upstairs hallway had areas of staining or discoloration. Before the expiration of your Inspection Option Period you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.



Carpet stain (2nd floor)

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D=Deficient

I	NI	NP	D
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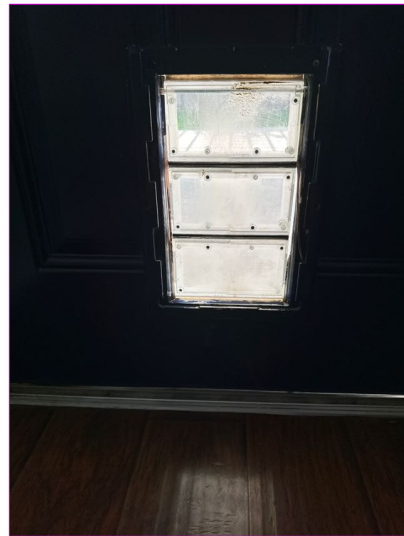
X			X	G. Doors (Interior and Exterior)
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Comments:

- An exterior door at the front of the home had a broken window pane.
- Back door surfaces had a dog access that left gaps.
- A door at thesecond upstairs bedroom was missing a stop. This condition is may result in wall damage. The Inspector recommends that a stop be installed to protect the wall.



Cracked pane (entry door)



Exterior door lost integrity with dog access



Missing door stop (upstairs bedroom)

I=Inspected

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D=Deficient

I	NI	NP	D
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X			X	H. Windows
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Window Types:

- Single-Hung Windows
- Windows are made of aluminum
- Double pane windows come with two panes of glass. These panes are separated from each other by a spaced filled with air. That air traps winter’s colder temperatures or summer’s heat in between the two windows and forms a barrier that blocks the heat and cold from affecting your home. The energy savings over single pane windows can be as much as 24 percent in cold climates during the winter and 18 percent during the summer in hot climates. That results in lower energy costs and less noise, which can be an important consideration if you live on a busy street.

These window treatments do initially cost more than single-pane windows do, since they use double the materials, but the insulation and strength they offer can make them a much better buy. In fact, with double-pane windows you won’t have to use your air conditioner as often and your heater can be set at a lower temperature because the air inside your home will be more consistent.

Comments:

- **TREC LIMITATIONS:** The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.
- **Condensation visible in the double-pane glazing of a window in the main floor family room indicated a loss of thermal integrity. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.**
- **Window exterior showing visible separation from the brick wall. This is an indication of a foundation settlement.**



Window frame wall separation (right side)



Window frame wall separation (zoomed view)

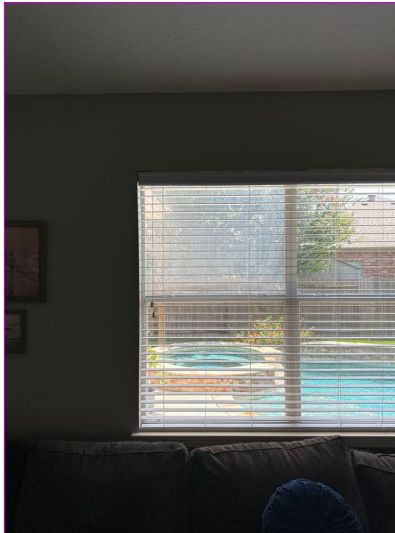
I=Inspected

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I	NI	NP	D
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Damaged window seal (family room)

X				I. Stairways (Interior and Exterior)
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Comments:

- TREC LIMITATIONS: The inspector is not required to exhaustively measure every stairway component.
- Inspection of staircases typically includes visual examination of the following:
 - Treads and risers
 - Landings
 - Angle of stairway
 - Handrails
 - Guardrails
 - Lighting
 - Headroom
 - Windows
 - Walls and ceilings
- At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase.
- Inspection of staircases typically includes visual examination of the following:
 - Treads and risers
 - Landings
 - Angle of stairway
 - Handrails
 - Guardrails
 - Lighting
 - Headroom
 - Windows
 - Walls and ceilings

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

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:

Types:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Fence Material
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Materials: Fences were made of wood. • The gates were made of wood.

Comments:

• The inspector observed no deficiencies in the condition of the fences at the time of the inspection.

• The gate had a latch that needed adjusting at the time of the inspection.



Damaged fence picket



Gate lock needs adjusting

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. Observations
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Comments:

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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. ELECTRICAL SYSTEMS

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

I	NI	NP	D
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X			X	A. Service Entrance and Panels
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Panel Locations:

- Inspection of the main service panel typically includes examination of the following:
 - Panel interior and exterior condition
 - Panel amperage rating
 - Main disconnect amperage rating and condition
 - Main conductor amperage ratings
 - Branch conductor types, amperage rating and condition
 - Wiring visible materials, types, condition and connections
 - Circuit breaker types, amperage ratings and condition
 - Label information present
 - Service and equipment grounding
 - Bonding of service equipment
- Electrical panel is located on the left side of the building

Materials and Amp Rating:

- Aluminum wiring
- 125 Amp service panel

Comments:

- **TREC LIMITATIONS:** The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.
 - Conductors supplying electricity to the home were buried underground.
 - The Circuit Directory label for the service panel is shown in the photo.
 - At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
 - The main disconnect was located at the service panel.

• Grounding and Bonding

Grounding: The process of making an electrical connection to the general mass of the earth. This is most often accomplished with ground rods, ground mats, concrete encased electrodes or some other grounding system. Low resistance grounding is critical to the operation of lightning protection techniques. (Definition: National Electric Code, International Residential Code)

Bonding: The process of making an electrical connection between the grounding electrode and any equipment, appliance, or metal conductors: pipes, plumbing, flues, etc. Equipment bonding serves to protect people and equipment in the event of an electrical fault. (Definition: National Electric Code, International Residential Code)

Service entrance and panels. The inspector shall report as Deficient, deficiencies in bonding and grounding. §535.229(a)(1)(G)(v) and §535.229(b)(1)(E)(iii)

I=Inspected

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D=Deficient

I NI NP D

- The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the neutral/ground bonding connection.
- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.
- The service panel contained Ground Fault Circuit Interrupter (**GFCI**) breakers designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.
- The service panel contained Arc Fault Circuit Interrupter (**AFCI**) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.
- The Circuit Directory label identifying individual electrical circuits was incomplete. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrical contractor.
- The aluminum main service wires were missing anti-oxidant gel. Aluminum service wires can become very hot and also corrode over time. It is crucial to apply an anti-oxidant gel to the wires where they meet the main lugs of the service panel.



Electric panel interior



Incomplete directory

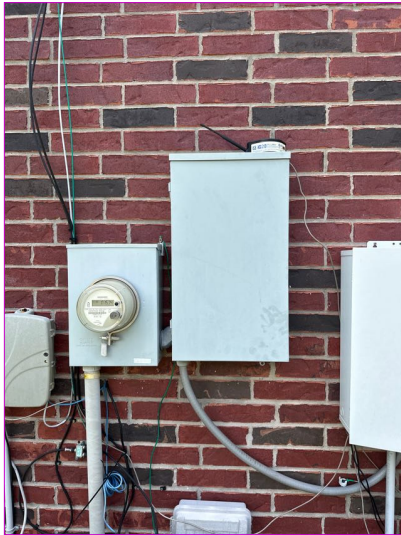
I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Electric meter and panel (left side)



Service grounding

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

I	NI	NP	D
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X			X	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.
- Copper wiring

Comments:

- TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible branch wiring. Notable exceptions will be listed in this report.

- Life Expectancy – Carbon Monoxide (CO) Alarms: When CO alarms were introduced into the market, they had a limited lifespan of 2 years. Technology developments have increased this and many now advertise up to 7 years. Beginning in March 2007, UL 2034, the standard for single and multi-station CO alarms, required that all CO alarms have an audible “end of life” warning. The end of life warning alerts you that the unit has reached its expiration and should be replaced. Any CO alarm manufactured after April 2007 with a UL listing must include an end of life warning.”

Safety – Testing

Smoke and Carbon Monoxide alarms should be tested regularly per the manufacturer’s instructions; typically, weekly or monthly. At a minimum, alarms should be tested per the National Fire Protection Association’s recommendations; test every six months and replace batteries every year.

- At the time of the inspection, the bell ring button was loose at the wall. Recommend repair by a handyman.

- At the time of the inspection, one or more electrical receptacle cover plate was missing. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.

- One or more exterior light fixture were damaged. This condition is a potential fire and/or shock/electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

- Exterior lighting was installed in a manner that left energized electrical components exposed moisture intrusion. This condition will deteriorate electrical connections and is a potential fire hazard. The inspector recommends correction by a qualified electrical contractor.

- Exterior receptacle at the home at the rear had a missing cover and may allow water entry. Inspector recommend repair and caulking.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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• One or more interior light fixture(s) did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

• Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided them. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

This can be achieved by:

1. Replacing the current standard receptacles with GFCI receptacles.
2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles.
3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker.



Loose bell ring



Missing sealant around exterior light fixture (entry)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Exterior receptacle missing cover (rear side)



Faulty GFCI receptacle (right side)



Replace old smoke detectors



Damaged light fixture (master bedroom closet)

I=Inspected

NI=Not Inspected

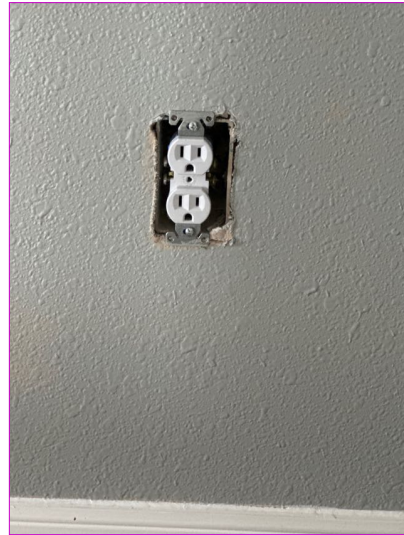
NP=Not Present

D=Deficient

I	NI	NP	D
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Damaged light fixture (upstairs bedroom closet)



Receptacle missing cover (upstairs hallway)



Inoperative light fixture (attic)

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C. Others

Comments:

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

I	NI	NP	D
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IV. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X			X	A. Heating Equipment
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Type of Systems:

- This furnace was mid-efficiency, forced-air.

Energy Sources:

- The furnace is gas powered

Comments:

- TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.
 - This furnace was manufactured by Lennox.
 - At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.
 - This furnace responded adequately to the call for heat.
 - The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.
 - The thermostat for this furnace was located in the upstairs hallway, downstairs hallway.
- The upstairs thermostat was inoperative at the time of the inspection. The Inspector recommends replacement by a qualified heating, ventilation and air-conditioning (HVAC) contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Inoperative thermostat (upstairs hallway)



Lennox gas furnace



Furnace hot air temperature

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

I	NI	NP	D
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X			X	B. Cooling Equipment
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Materials:

- Inspection of the air-conditioning system typically includes visual examination of the following:

- compressor housing exterior and mounting condition;
- refrigerant line condition;
- proper disconnect (line of sight);
- proper operation (outside temperature permitting); and
- proper condensate discharge.

The system should be serviced at the beginning of every cooling season.

- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.

As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.

Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

Comments:

- The air-conditioner brand was Lennox.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.
- The air-conditioning system was old, appeared to be past the mid-point of its design life but was functional at the time of the inspection. A system at this point in its lifespan might need replacement at any time.
- At the time of the inspection, the system responded to the call for cool air.
- The air-conditioner compressor housing was located at the right side of the home.
- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.
- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.
- The differences in air temperature measured at the upper floor of the structure supply and return registers fell within the acceptable range of between 14 and 22 degrees F.
- The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.
- Maintenance: This inspector recommends that the air conditioner's primary condensate drain lines be flushed of bacterial clogs by pouring a 1:9 mixture of household bleach and water through the line every month or so during cooling season. There was a vent in the drain line at the evaporator coil (located in the attic) for this purpose.
- Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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• Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor..



2007 Lennox AC condenser (right side)



Illegible data plate



Damaged AC line insulation



AC main disconnect OK

I=Inspected

NI=Not Inspected

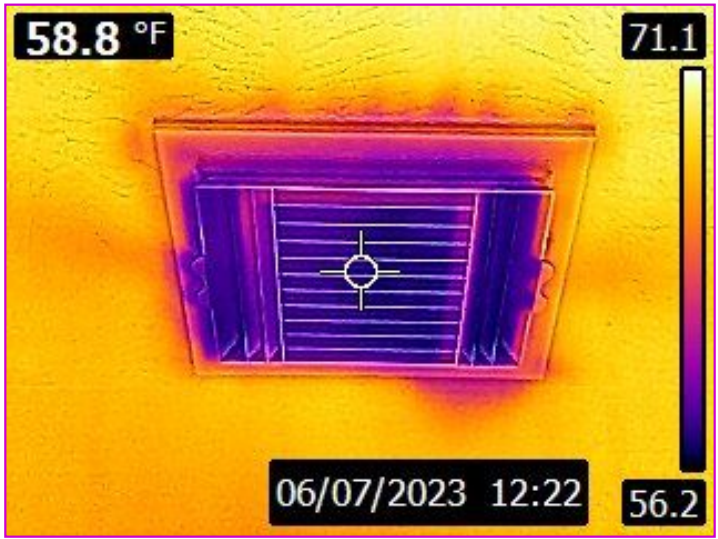
NP=Not Present

D=Deficient

I	NI	NP	D
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Return register temperature



Supply register temperature

X				C. Duct Systems, Chases, and Vents
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Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

				D. Other
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Comments:

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

I	NI	NP	D
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V. PLUMBING SYSTEMS

X			X	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- Exterior of structure

Location of Main Water Supply Valve:

- Right side

Comments:

- **TREC LIMITATIONS:** The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Vacant / Older House Disclaimer:

Based on inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain pipes appear to be operational at this time with the exceptions noted within this report. However, older homes and vacant homes could have hidden issues with the main sewer line. For example, at the time of inspection, the sewer lines may have leaks and cracks caused by tree roots thus allowing drains to appear normal at time of inspection. After the house is occupied and in use, solids are passed, get caught on the tree roots, and drains begin to drain slowly or to clog.

Remodeled & Vacant Home Limitation:

If a house has been recently remodeled, and/or, if a house has been sitting vacant for an extended period of time, plumbing leaks may not occur during the time of inspection, but may occur later when the home is occupied and the plumbing is put under a normal load.

- The home water was supplied from a public source.
- Water pressure measured 50 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 80 psi.

- Due to the tape surrounding the main water supply shut-off valve, it was not possible to operate.

- The wand at the kitchen sink needs repair.

- The tub in this bathroom had minor damage visible.

I=Inspected

NI=Not Inspected

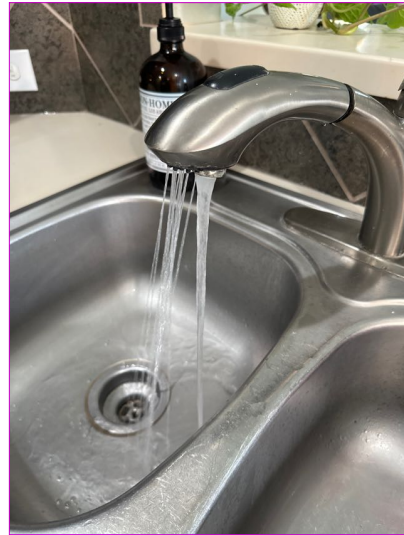
NP=Not Present

D=Deficient

I	NI	NP	D
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Unable to operate main water shut off valve (right side)



Wand needs repair (kitchen)



Tub cosmetic damage (master bathroom)

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

I	NI	NP	D
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X			X	B. Drain, Waste, Vents
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Materials: **PVC**

Observations:

- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, if there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing.

- A clean out cover had a broken cover. The Inspector recommends repair by a qualified contractor.
- A sink in the master bathroom had poor drainage at the time of the inspection. The Inspector recommends that an evaluation and any necessary work be performed by a qualified plumbing contractor.



Damaged clean out cover (left side)



Slow sink drain (master bathroom)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Slow sink drain (master bathroom)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X				C. Water Heating Equipment
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Energy Source:

- This water heater was gas-fired.

Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Capacity:

- Unit is 40 gallons

Comments:

• **TREC LIMITATIONS:** The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector s reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

1: Annual Maintenance Flush Needed
Informational/Monitor

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.

- Water heater is located in the garage
- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.
- **The water heater is at or nearing the end of its design life. Normal life expectancy of a water heater is between 12 and 16 years. Budget for replacement soon.**
- Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.
- The water heater was equipped with a temperature/pressure relief (TPR) valve. TPR valve should be re-inspected annually.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the discharge pipe connected to the pressure relief valve.
- This water heater rested in a drip pan that had a properly-routed overflow pipe.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

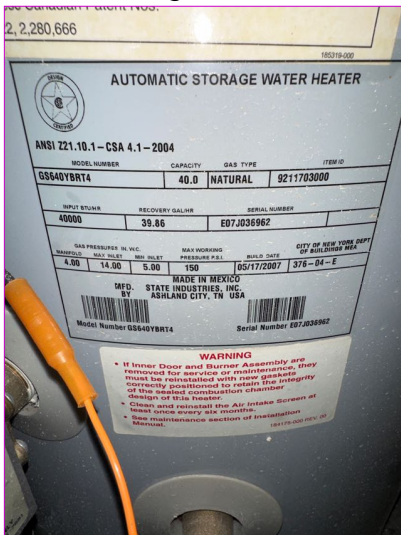
I	NI	NP	D
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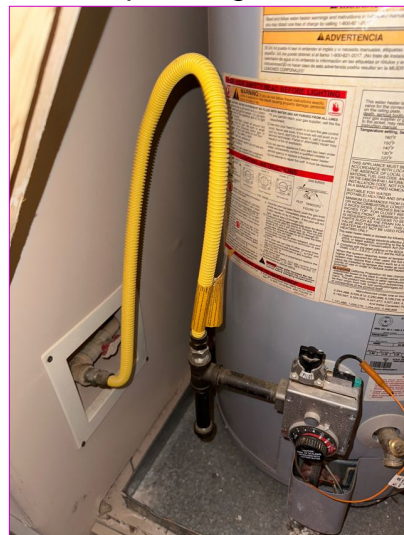
2007 State gas water heater



Pipe fittings OK



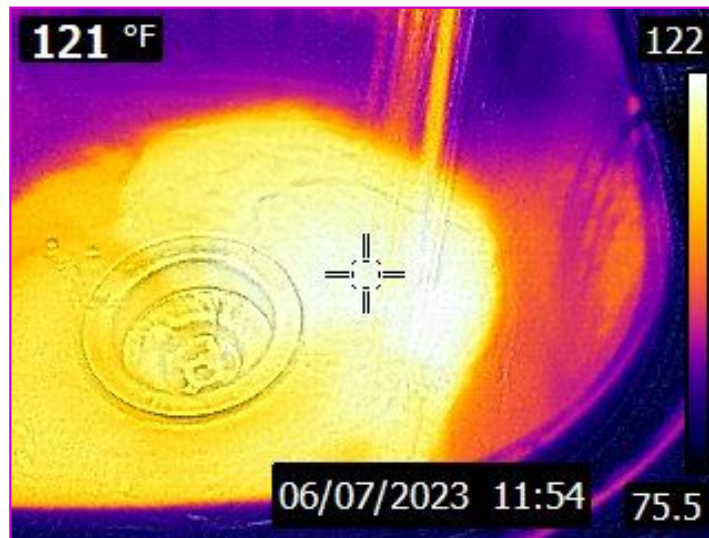
40 gallons water heater data plate



Gas connection OK

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

I	NI	NP	D
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Hot water temperature

	X	X		D. Hydro-Massage Therapy Equipment
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Comments:

X			X	E. Gas Distribution Systems and Gas Appliances
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Location of Gas Meter: Gas meter is located on left side

Type of Gas Distribution Piping Material: The home gas distribution pipes were black steel. • At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

Comments:

• Gas pipes in the home were not bonded to the home electrical system. This condition is improper. The Inspector recommends correction by a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

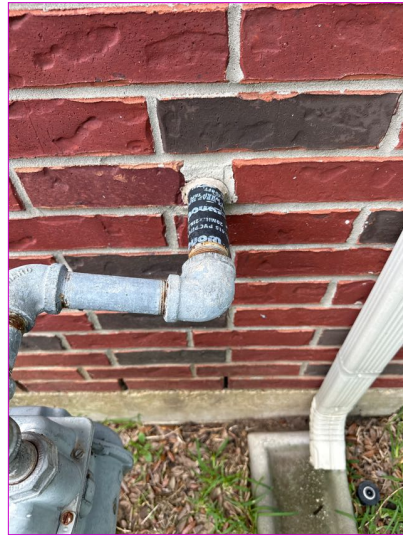
NP=Not Present

D=Deficient

I	NI	NP	D
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Gas meter (left side)



Missing bonding

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F. Other

Materials:

Comments:

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

I	NI	NP	D
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VI. APPLIANCES

X				A. Dishwashers
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Comments:

- TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.
- The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.

X				B. Food Waste Disposers
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Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.



Disposal OK

X				C. Range Hood and Exhaust Systems
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Comments:

- The exhaust vent of the range hood discharged exhaust to the home exterior.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Range hood/Microwave OK



Outdoor exhaust duct OK

X				D. Ranges, Cooktops, and Ovens
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Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the gas range. The self-cleaning feature was not tested. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.
- Oven # 1 Tested at 350°F , Variances noted 10°F (max 25°F)



Gas range OK



Oven temperature testing 360° F

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Burners OK

X			
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E. Microwave Ovens

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

X			
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All bathrooms and laundry had an operating exhaust ventilation at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X				G. Garage Door Operators
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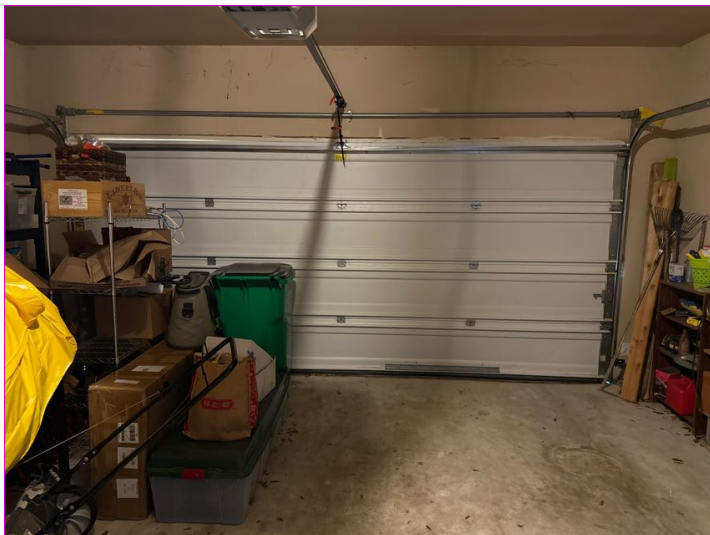
Door Type:

- One - single 16', upgraded insulated steel panel, sectional roll-up doors.

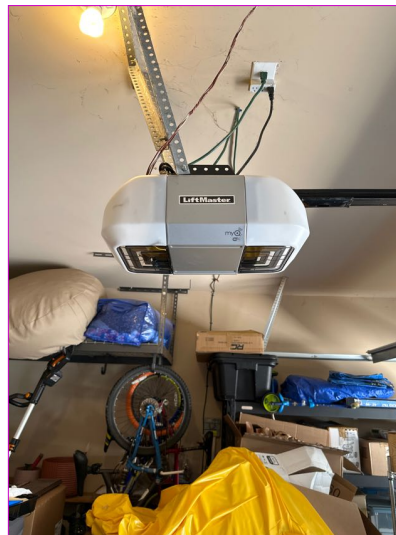
Comments:

- The home had a two-car attached garage.
- One overhead garage door was equipped with an automatic door opener.
- The automatic garage door opener responded to the controls at the time of the inspection.
- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.
- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.
- At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

- The left overhead garage door had no pressure sensor reverse device installed at the time of the inspection. This condition is a danger to small children and animals. The Inspector recommends that an automatic reverse device be installed by a qualified garage door contractor.



Insulated garage door



Garage opener OK

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Switch OK



Repaired garage door

X				H. Dryer Exhaust Systems
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Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

				I. Other
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Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VII. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

- Loose rain sensor



Loose rain sensor

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

I	NI	NP	D
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X			X	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:
 • In-Ground

Comments:

• **TREC LIMITATIONS:** The inspector is not required to dismantle or otherwise open any components or lines; operate valves; uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks; fill the pool, spa, or hot tub with water; inspect any system that has been winterized, shut down, or otherwise secured; determine the presence of sub-surface water tables; or inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

Inspection Limitations:

The following items are not included in this inspection: underground or concealed piping, motorized covers, Ozone Generators, Ultraviolet light systems, pool light niche.

Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level. The inspector also does not operate valves to turn on water features, bubbler, etc.

Pool Leak Test Not Performed:

Our Inspection Company did not perform a leak test or was requested to schedule this inspection. If you have concerns about a leak we recommend to schedule a pool leak inspection prior to your inspection deadline.

- The pool control system was a low voltage type.
- Pool electrical equipment circuits were protected by breakers.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the pool lights.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the pool heating system.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the pool filtration system.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the plumbing pipes.

- Gap between the pool coping and the deck should be sealed to prevent water intrusion behind the pool wall. The Inspector recommends correction by a qualified swimming pool contractor.
- The pool skimmer baskets were in needs of cleaning.
- Pool electrical circuits was not protected by a ground fault circuit interrupter (GFCI) device.
- The system pump appeared to be leaking at the time of the inspection. The Inspector recommends service by a qualified contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

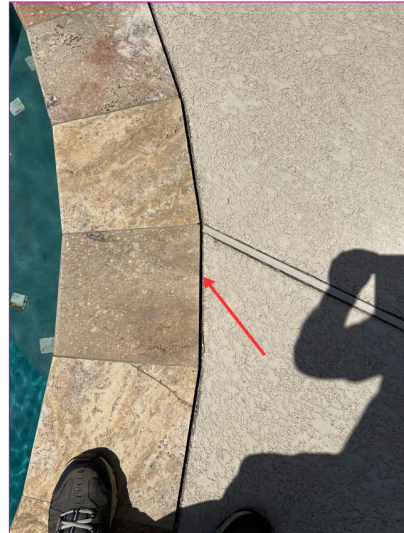
D=Deficient

I	NI	NP	D
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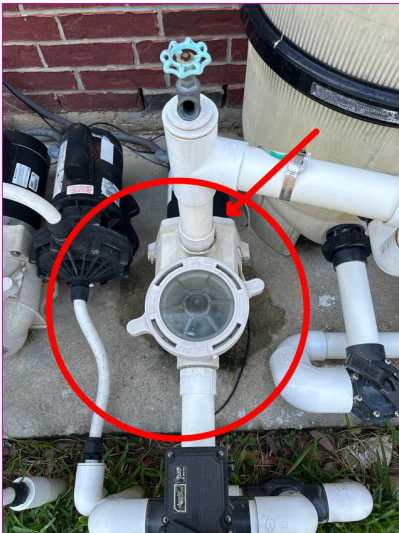
- No protective barrier was installed around the pool. This condition is a potential danger to small children. The inspector recommends that a barrier compliant with modern safety standards be installed by a qualified contractor for safety reasons.
- A door in the wall of a building that served as a part of the safety barrier had no alarm. Such doors should be equipped with an alarm that complies with modern safety standards. The inspector recommends correction by a qualified contractor for safety reasons.



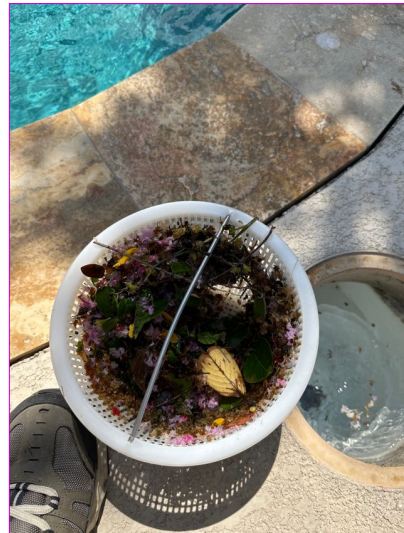
Pool view



Missing caulking



Signs of leakage below filter pump



Basket needs cleaning

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Automatic water filler OK



Cleaner pump OK



Waterfall pump OK



Bubbling SPA

I=Inspected

NI=Not Inspected

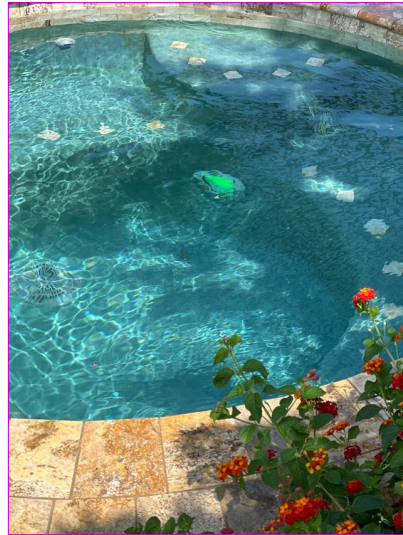
NP=Not Present

D=Deficient

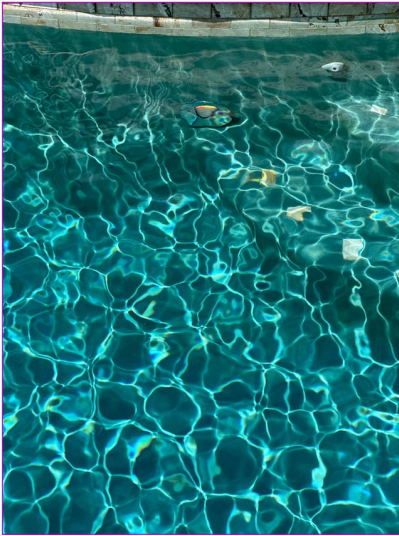
I	NI	NP	D
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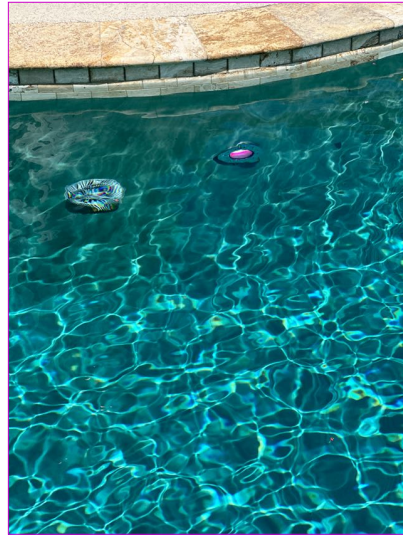
Air bubbler OK



Spa light OK



Pool light OK



Pool light OK

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Controller OK



Filter OK



Pressure gauge OK



Gas furnace OK

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Chlorinator



Piping OK



Bonding OK

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
 Type of Storage Equipment:
 Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Other Built-in Appliances
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Other
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Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 6 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Driveway expansion joint were missing caulking. Keeping your joints watertight will prevent moisture from seeping under concrete pads and causing them to heave or sink. • One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.
Page 7 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Observed some missing shingles on the roof plane. Recommend replacing missing shingles to avoid further damage.
Page 12 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • The attic access ladder cover was not insulated. The Inspector recommends insulating the attic access ladder cover to reduce unwanted heat loss/gain.
Page 13 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Expansion joint(s) had visible gap widening at the top. This condition is a sign of a foundation settlement. Recommend sealing the gap and monitoring. • The exterior cementitious siding had gaps in the edges at one or more location. Improving the caulking and painting to weatherproof these areas is recommended. • The cementitious lapped siding had localized areas of damage. To prevent damage to home materials or the wall structure from moisture intrusion the Inspector recommends repair by a qualified contractor.
Page 15 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Carpet in the upstairs hallway had areas of staining or discoloration. Before the expiration of your Inspection Option Period you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.
Page 16 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • An exterior door at the front of the home had a broken window pane. • Back door surfaces had a dog access that left gaps. • A door at thesecond upstairs bedroom was missing a stop. This condition is may result in wall damage. The Inspector recommends that a stop be installed to protect the wall.

Page 17 Item: H	Windows	<ul style="list-style-type: none"> • Condensation visible in the double-pane glazing of a window in the main floor family room indicated a loss of thermal integrity. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. • Window exterior showing visible separation from the brick wall. This is an indication of a foundation settlement.
Page 19 Item: L	Fence Material	<ul style="list-style-type: none"> • The gate had a latch that needed adjusting at the time of the inspection.
ELECTRICAL SYSTEMS		
Page 22 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The Circuit Directory label identifying individual electrical circuits was incomplete. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrical contractor. • The aluminum main service wires were missing anti-oxidant gel. Aluminum service wires can become very hot and also corrode over time. It is crucial to apply an anti-oxidant gel to the wires where they meet the main lugs of the service panel.

<p>Page 24 Item: B</p>	<p>Branch Circuits, Connected Devices, and Fixtures</p>	<ul style="list-style-type: none"> • At the time of the inspection, the bell ring button was loose at the wall. Recommend repair by a handyman. • At the time of the inspection, one or more electrical receptacle cover plate was missing. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor. • One or more exterior light fixture were damaged. This condition is a potential fire and/or shock/electrocution hazard. The Inspector recommends correction by a qualified electrical contractor. • Exterior lighting was installed in a manner that left energized electrical components exposed moisture intrusion. This condition will deteriorate electrical connections and is a potential fire hazard. The inspector recommends correction by a qualified electrical contractor. • Exterior receptacle at the home at the rear had a missing cover and may allow water entry. Inspector recommend repair and caulking. • One or more interior light fixture(s) did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor. • Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided them. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection. This can be achieved by: <ol style="list-style-type: none"> 1. Replacing the current standard receptacles with GFCI receptacles. 2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles. 3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<p>Page 28 Item: A</p>	<p>Heating Equipment</p>	<ul style="list-style-type: none"> • The upstairs thermostat was inoperative at the time of the inspection. The Inspector recommends replacement by a qualified heating, ventilation and air-conditioning (HVAC) contractor.
<p>Page 31 Item: B</p>	<p>Cooling Equipment</p>	<ul style="list-style-type: none"> • Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor..

PLUMBING SYSTEMS

Page 33 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Due to the tape surrounding the main water supply shut-off valve, it was not possible to operate. • The wand at the kitchen sink needs repair. • The tub in this bathroom had minor damage visible.
Page 35 Item: B	Drain, Waste, Vents	<ul style="list-style-type: none"> • A clean out cover had a broken cover. The Inspector recommends repair by a qualified contractor. • A sink in the master bathroom had poor drainage at the time of the inspection. The Inspector recommends that an evaluation and any necessary work be performed by a qualified plumbing contractor.
Page 39 Item: E	Gas Distribution Systems and Gas Appliances	<ul style="list-style-type: none"> • Gas pipes in the home were not bonded to the home electrical system. This condition is improper. The Inspector recommends correction by a qualified plumbing contractor.

APPLIANCES

Page 44 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The left overhead garage door had no pressure sensor reverse device installed at the time of the inspection. This condition is a danger to small children and animals. The Inspector recommends that an automatic reverse device be installed by a qualified garage door contractor.
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OPTIONAL SYSTEMS

Page 46 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> • Loose rain sensor
Page 47 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<ul style="list-style-type: none"> • Gap between the pool coping and the deck should be sealed to prevent water intrusion behind the pool wall. The Inspector recommends correction by a qualified swimming pool contractor. • The pool skimmer baskets were in needs of cleaning. • Pool electrical circuits was not protected by a ground fault circuit interrupter (GFCI) device. • The system pump appeared to be leaking at the time of the inspection. The Inspector recommends service by a qualified contractor. • No protective barrier was installed around the pool. This condition is a potential danger to small children. The inspector recommends that a barrier compliant with modern safety standards be installed by a qualified contractor for safety reasons. • A door in the wall of a building that served as a part of the safety barrier had no alarm. Such doors should be equipped with an alarm that complies with modern safety standards. The inspector recommends correction by a qualified contractor for safety reasons.