



18615 Sweetjasmine Ln  
Spring, TX 77379  
Matt & Jenny Sneller

11/29/2021

## PROPERTY INSPECTION REPORT

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**Prepared For:** Matt & Jenny Sneller  
(Name of Client)

**Concerning:** 18615 Sweetjasmine Ln, Spring, TX 77379  
(Address or Other Identification of Inspected Property)

**By:** Mathew Blossom, Lic #21230 11/29/2021  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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**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 **45°**                      Departure: **63°**

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): **Post Tension Slab**

Comments:

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.

**Note:** The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and 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 the foundation is covered/obstructed, the foundation cannot be inspected.

Additional Notes:

**There are cracks at the corners of the foundation. Corner cracks are commonly found on slab foundations. They are generally cosmetic in nature, however, they may require minor repair to prevent water and pest penetration.**



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There are hairline cracks in the foundation on the right side of the house, the back side as well as the slab in the garage.





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There are exposed cable ends on the back and left sides of the home. These cable ends should be sealed to help prevent oxidation/rusting of the cable into the foundation.



NOTE: The foundation is obstructed from view at the front porch.



**B. Grading and Drainage**

*Comments:*

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

I=Inspected

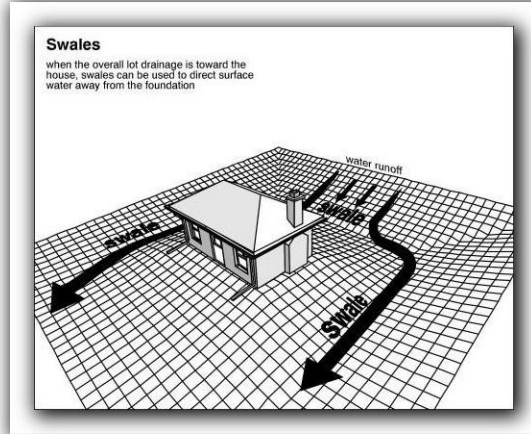
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The lot did not appear to have the proper slope for drainage at all points around the perimeter of the home. The grading should slope at least 6" in the first 10' around the home. Inadequate slope may allow water to stand against the foundation and may lead to excess foundation movement.





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There are high soil areas against the foundation at multiple locations covering the base of the walls. High soil could allow wood destroying insects to enter the wall cavity and could allow reverse flow of water into the weep holes and into the wall cavities.



**C. Roof Covering Materials**

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

Viewed From: **Walk some surfaces, From ladder at eave**

Comments:

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

**Note:** (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 under-layment 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 past or continual problems. In the case of a fairly new roof, ask for a copy of the contractor's and manufacturer's warranty to see if any warranty can be transferred. The TREC Standard of Practice for property inspections is not designed for the purpose of underwriting or insurability.



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The shingles are showing signs of age / wear, including loss of granular material.



There are splash blocks missing at the base of the down spouts around the home.



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The rain gutter downspout is disconnected to the pipe beneath it on the back side of the house.



The flashing is lifted on the right side of the house.





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There are some places where the siding comes in contact with the roof covering. Ideally there should be about a 1" to 2" gap between the roof and siding to help prevent excessive contact with water and eventual water damage to the siding.



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There are exposed nail heads on the roof. Nail heads should be sealed with roof caulking material. Over time, water may penetrate the roof around a rusted nail if they are not properly sealed.



There is a sag in the roof decking on the back right side of the house.



The roof has average wear for its age, but I do suggest that roofing maintenance be performed by a qualified roofing contractor. Roofing maintenance consists of re-sealing all penetrations, caulking all nail heads and flashing, and I suggest all roof jacks be reviewed for deterioration.

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**D. Roof Structures and Attics**

Viewed From: **Walked deck or safe area**

Approximate Average Depth of Insulation **(Where visible): 6"**

Approximate Average Thickness of Vertical Insulation: **6"**

Comments:

Attic

Attic Insulation: **Batt**

Roof

Ventilation Observed: **Yes** Condition: **Marginal Ventilation**

- Water leaks noted  Previous repairs noted  Vermin activity noted

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

**There is a loose soffit vent cover on the left side of the house.**



**The attic door is not closing completely. This can allow warm air in the warmer months and cool air in the cooler months to enter into the living space. It can also allow any exhaust gases that may be in the attic to enter into the home.**





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There is no protection for the floor from the attic ladder.



There are loose / missing bolts on the attic access ladder. I recommend tightening all bolts periodically.



There is no insulation on the attic access door.



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The attic equipment is required to have a minimum 30" platform for service / maintenance. The workspace is inadequate and does not meet this minimum requirement.



Purlin braces are designed to provide additional support to the roofing structure and are required every four feet. There are purlin braces missing in the attic.



There are no "H" clips between the roof decking.



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The roof decking material is less than 2' in width from the ridge beam. This is a potential hazard for anyone that may be walking on the roof near the ridge.



There is a support that is disconnected at the bottom on the left side of the house.





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There is evidence of moisture penetration in the attic.



There is a bucket that is half full of water in the attic over the kitchen. It is likely there is an active leak at the ridge beam in this area.



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The bottom section of the attic ladder in the garage was cut too short.



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

*Comments:*

Prevalent exterior siding: **Masonry / Brick / Stone**

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



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Additional Notes:

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.



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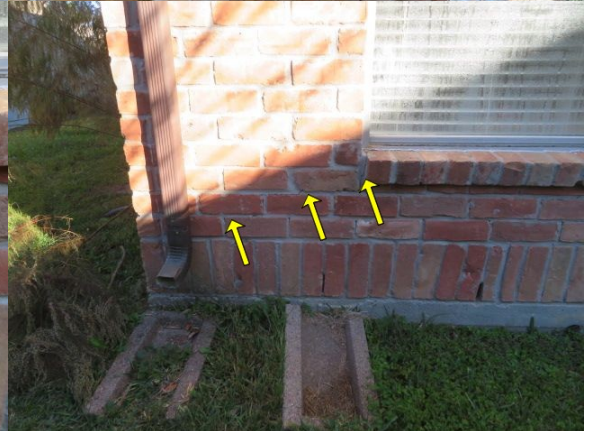
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Ideally, plants should be trimmed so as not to come in contact with the cladding of the house. This will help prevent moisture retention against the siding and pests.



There are mortar joint cracks in areas such as the front entry and the back left corner of the house.





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There is deteriorated caulking material at the brick / trim intersections.



There are gaps in the siding seams on the wall at multiple locations.



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There are some instances where there are cracks or gaps in the paint on the siding. Paint serves as a moisture barrier for the siding and should be sealed to prevent any potential water penetration.



There is a loose brick on the chimney.



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There is wood rot in the fascia in multiple locations.





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There is wood rot in the fascia behind the rain gutters on the back left side of the house.



There are signs of microbial growth on the chimney.



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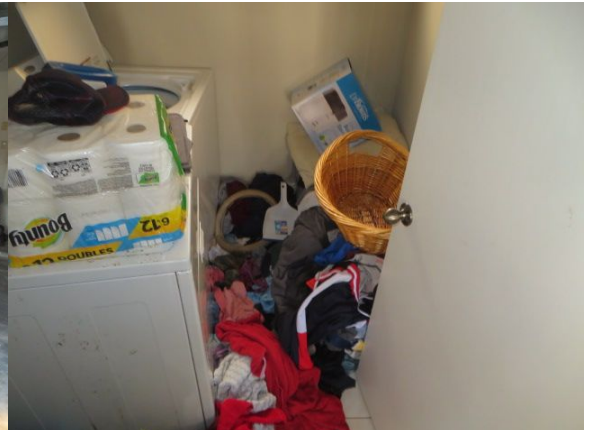
D=Deficient

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There are gaps in the mortar in areas such as the back side of the house.



The interior walls (including closets) and garage walls are obstructed by storage and furniture. Not all of the walls are accessible / visible for inspection. NOTE: The photo(s) below are not necessarily all inclusive, and there may be more areas obstructed from view than pictured.





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There are moisture stains and evidence of water damage to the sheet rock in areas such as the garage and the hall bathroom.



**NOTE:** I recommend further investigation at areas where moisture stains are present as I cannot see into the wall or behind the sheet rock. I cannot determine what may be present inside the wall.



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There are cracks in the drywall in areas such as the living room.



NOTE: There is sheet rock missing on the water heater riser.



**F. Ceilings and Floors**

**Comments:**

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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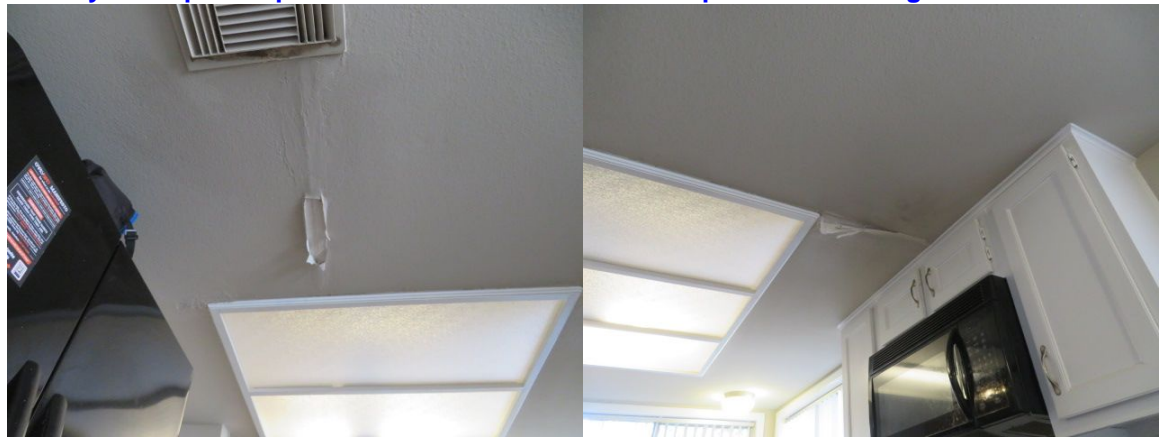
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There are cracks in the ceiling in areas such as the living room, garage, master bathroom and kitchen.



The drywall tape has peeled and there is evidence of repair to the ceiling in the kitchen.



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The texture in the hall bathroom ceiling has started to peel. This is likely due to excess moisture in the air whenever a hot shower was running. The exhaust fan should always be on during a shower in a small area.



There is damage to the ceiling above the water heater in the garage.



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

*Comments:*

The screen door on the exterior master bedroom door is off its rails.





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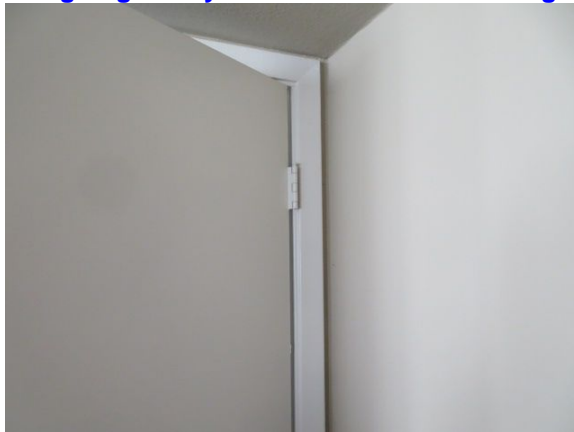
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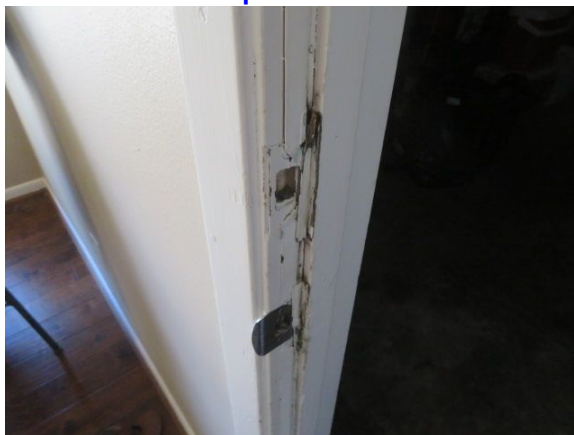
The exterior garage door hits the frame before closing.



The garage entry door is not on self closing hinges.



There is no striker plate in the frame for the latchbolt in the door to the garage.



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There are doors that appear to be out of square in locations such as the front left bedroom closet.



The door to the hall bathroom is delaminating.



There is a loose hinge on the door to the front left bedroom closet.



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The door to the master closet is off the rails.



The ball catches in the closet doors in the back left bedroom do not seat in the striker plates.



H. Windows

Comments: Single Pane

The caulking around the windows is showing signs of deterioration and may need to be replaced.





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There are damaged window screens around the home.



There are some locations where safety glass is required, such as in wet areas by bathtubs. Safety glass is identified by an etching in the corner of the glass. This etching was not found on the glass where safety glass should be in the master bathroom.



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

Comments:

**J. Fireplaces and Chimneys**

Comments:

Type: **Metal**

Fuel Source: **Gas Starter**

Damper: **Acceptable**

Chimney: **Fire-stop Inaccessible**

**NOTE: The top of the chimney was inaccessible and not inspected.**

**NOTE: The majority of the chimney flue cannot be inspected. It was inspected from the damper opening only.**

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There are cracks in the bottom of the fireplace.



The rail for the fireplace screen is loose.



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There is rust on the rain cap.



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

*Comments:*

**Note:** Structural load capabilities were not inspected.

**L. Other**

*Comments:*

Additional Comments:

Notes: If the home is occupied, owner's belongings inside cabinets can conceal hidden damages.

**The fence is not normally part of the routine home inspection. However, during the inspection, I observed the fence and gate on the right side of the home are damaged / deteriorated and could not be opened.**





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The fence is deteriorated and there is a large gap in the fence on the left side of the house.



## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Comments:

Main panel location: Exterior wall



Brand: Federal Pacific Electric

Size: 125 amp

Type of wiring: Copper

#### ARC Fault

ARC outlet locations(s):	Master	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	2nd Bed	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	3rd Bed	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Comn	<input type="checkbox"/> Missing	<input type="checkbox"/> 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.

**Note:** Unable to inspect underground services and the depth of the ground rods. Any panel covers that are not reasonably accessible due to shrubs, storage etc. as determined by the

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inspector may not removed for safety or accessibility reasons.

The brand of electrical service panel is Federal Pacific. This brand of panel is known for having breakers that are more difficult to find and more costly to replace. In addition this panel is associated with a higher incidence of safety issues. I did not remove the front cover on this panel. I recommend the service panel be inspected by a licensed electrician. (For additional information about this panel, refer to [ismypanelsafe.com](http://ismypanelsafe.com).)



The main service panel is required to have clear access. The area in front of the service panel is obstructed and should be cleared to provide clear access.



The upper end of the grounding electrodes should be flush with or below ground level. The wrong clamp has been used to secure the ground wire to the ground rod. The clamp should be an acorn style clamp.



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There is inadequate labeling in the service panel.



The electrical service panel is not properly labeled. I am unable to determine if the breaker for the A/C is properly sized.

The GE panel box is loose on the wall.



There are unused knockouts missing in the GE panel box.





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There is a ground and neutral wire attached to the same bus bar. Ground and neutral wires should be connected to separate lugs and separate bus bars to help prevent accidental injury.



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

Type of Wiring: **Copper**

Comments:

Receptacle Type:  2 prong  3 prong  Aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

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

**Notes:**

**Note:** I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.

**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.

There are exterior outlets that do not have covers that are approved for wet locations.



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There are outlets that are not GFCI protected, as is currently required, including in the garage, exterior, some outlets in the kitchen and the master bathroom.



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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There are open junction boxes in the garage.



There is an open neutral outlet on the back porch.



There are open ground outlets in areas such as the front left bedroom.





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NP=Not Present

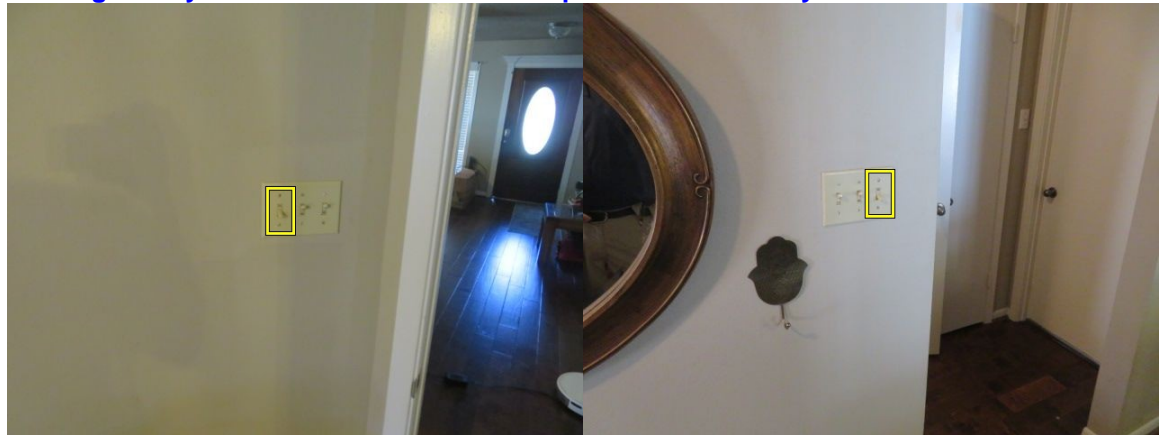
D=Deficient

I	NI	NP	D
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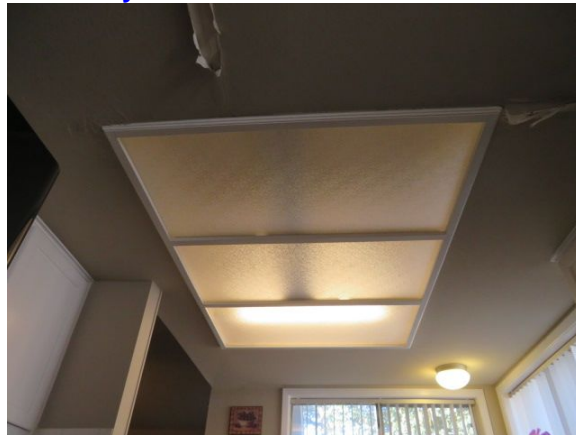
**NOTE: The dryer outlet is a three prong outlet. New dryers use a four prong outlet.**



**There are switches that do not appear to operate any circuits in some places such as the master bedroom and living room. If the bulbs are not blown, the circuit/fixture should be investigated by a licensed electrician and repaired as necessary.**



**Some of the lights in the fixture in the kitchen did not turn on. If the bulbs are not blown, the circuit/fixture should be investigated by a licensed electrician and repaired as necessary.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The escutcheon on the fan in the living room has fallen out of place.



The bedroom closet light fixtures are now required to have a protective globe and be a minimum of 12 inches away from any combustible materials. The closet light fixtures in the home do not meet this minimum requirement.



Smoke detectors are required inside each bedroom and in the hall / adjacent space within six linear feet of the bedroom. There are missing smoke detectors in the bedrooms. NOTE: Smoke detectors tend to wear out over time and don't work as well as they once did. Many manufacturers recommend replacing smoke alarms after 10 years to maintain reliable operation.

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

#### A. Heating Equipment

Type of System: **Central**

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.

#### Unit 1

Thermostat Location: Hallway

Condition:  Loose

Not level

Not registering properly

Filter Type: **Disposable**

Condition: **Dirty**

I=Inspected

NI=Not Inspected

NP=Not Present

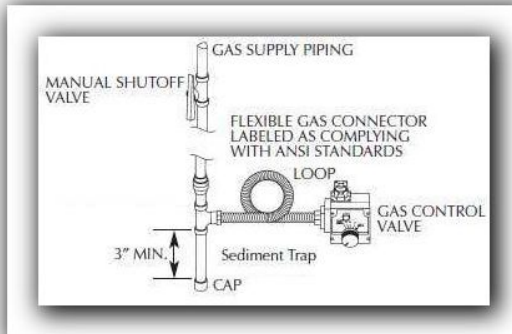
D=Deficient

I NI NP D

**Notes:**

**NOTE:** As a preventive/maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

There is no sediment trap on the gas supply line. The below diagram is an example of a sediment trap.



Due to defects observed, recommend service by qualified H.V.A.C Service Company. **Note:** Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. **RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.**

**B. Cooling Equipment**

Type of System: **Central - Air Conditioner**

Comments:

Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60 degrees Fahrenheit.

Unit 1      Supply Temp: **39.9**      Return Temp: **65.8**      Difference: **25.9**



**Note:** High/low differential (Temperature differential should fall between 16° and 22°)

**NOTE:** According to the data plate, this unit was manufactured in 2001.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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.**

**There is rust in the overflow pan.**



**The temperature differential between the supply and return registers should be no more than 22 degrees. The unit is producing a temperature differential that exceeds this maximum requirement. This could be symptomatic of other issues inside the system. I recommend asking the sellers if the unit has had recent service, including adding freon.**



**Due to defects observed, recommend service by qualified H.V.A.C. Service Company. Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE. The inspector has limited visual access to the HVAC system. Only an licensed HVAC technician is permitted to review the interior parts of the HVAC system for a complete inspection.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**C. Duct Systems, Chases, and Vents**

*Comments:*

**There is microbial growth on some of the supply register covers.**



**There are A/C ducts in the attic in direct contact with one another. The ducts are not separated by a non cellulose material. The contact can cause condensation which can then drip into the attic space.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### IV. PLUMBING SYSTEMS

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

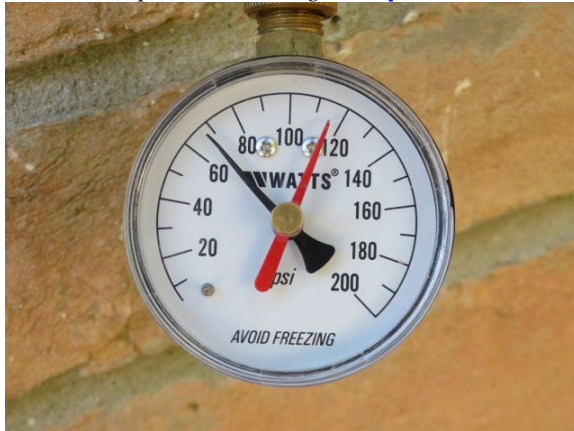
*Location of water meter:* **Left side front yard near the street**



*Location of main water supply valve:* **Left exterior wall near the front corner**  
**The main water supply line is not fully / properly insulated.**



*Static water pressure reading:* **67 psi**





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Gas meter location:* **Right side of the home**



*Comments:*

Type: **Copper / galvanized**

Kitchen Sink:

**There is some corrosion on some of the supply connections under the sink.**



**There are moisture stains in the wall of the cabinet under the sink. I did not find an active leak at the time of the inspection. I recommend a licensed plumber evaluate the plumbing under the sink to determine if correction is necessary.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**NOTE: The underside of the cabinet below the sink is full of stored items, obstructing my view of the plumbing and space below the sink.**



Master Bathroom:

**The silicone seal at the sink backsplash is deteriorated. This may allow moisture to leak into the cabinet space below.**



**There is corrosion at the water supply lines at the sink connections.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**NOTE: The underside of the cabinet below the sink is full of stored items, obstructing my view of the plumbing and space below the sink.**



**The aerator is missing in the tub faucet.**



**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.**





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob and shower head as well as at the shower wall corners and edges in the master bathroom.



There is a leak at the shower head connection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The tub drains slowly.



There is a leak at the control handles on the tub.



Bath 2: (Hall)

The silicone seal at the sink backsplash is deteriorated. This may allow moisture to leak into the cabinet space below.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There are moisture stains in the wall of the cabinet under the sink.



The sink plunger is not working properly. This sink will not hold water.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head as well as at the shower wall corners and tub edges in the hall bathroom.



There is a leak at the shower head connection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Outside Faucets:

**There is a broken handle on the left side of the house.**



**There are hose bibs that are loose in the wall.**



**There are anti siphon devices missing at the hose bibs around the home.**



Laundry Room:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Drains, Wastes, and Vents**

*Comments:*

**NOTE: The underground sewer system and plumbing line were not inspected. The inspector does not carry the special equipment needed in order to view the underground systems. Broken pipes from tree roots or other causes cannot be found during a normal home inspection. A licensed plumber should be consulted for this kind of inspection.**

**NOTE: The main plumbing clean out was not visible. Recommend contacting the seller for its location.**

**Some of the lead vent pipe roof flashings have deteriorated. These should be replaced/repared to prevent any possible water penetration into the structure.**



**Vent penetrations through the roof for the water heater or the furnace are required to be at least 2 feet higher than the roof line that is within 10 feet of the termination of the vent pipe. The vent pipes do not meet this minimum requirement.**





I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

The TPR Drain line discharges right against the ground. This may hinder the flow of water in the event the TPR valve is opened.



**C. Water Heating Equipment**

Energy Source: **Natural Gas**

Capacity: **40 gallons**

Comments:

Unit 1:



Location: **Garage**

Garage Unit:

Physically protected: **No**

18" clearance: **Yes**

Additional Notes :

**NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is corrosion on the water supply connections at the water heater. I recommend having the connections reviewed by a licensed plumber to make sure they are not in danger of breaking.



The vent pipe is not properly strapped at the roof penetration.



**NOTE:** Based on manufacturer's suggested service life; the average life span for a water heater is 8-15 years; Gas, 8-10 years; Electric, 10-15 years. Further inspection is recommended by a licensed plumber for any water heaters that fall into these age brackets. According to the data plate, this unit was manufactured in 2006.

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

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**E. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## V. APPLIANCES

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### A. Dishwashers

*Comments:*

**The dishwasher is not properly secured inside the cabinet.**



**There is rust on the dishwasher racks inside the unit.**



**The dishwasher leaked during operation. I tried to cancel the cycle and drain the tub but when I hit the cancel button it only stopped the cycle and the tub did not drain.**





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Food Waste Disposers**

*Comments:*

**There is rust inside the disposal unit.**



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**C. Range Hood and Exhaust Systems**

*Comments:*

**The exhaust duct is disconnected in the cabinet.**



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

There is flexible vent pipe material to the hood vent. Only smooth wall vent pipe material should be used to help prevent debris or other greasy materials from obstructing the inside of the vent pipe.



NOTE: The unit is self circulating and does not vent to the exterior.



The light on the vent hood did not turn on.



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

Comments:

Range Source: **Gas**

Oven Source: **Gas**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Thermostat set at 350°F

Achieved: **350** °F



Additional Notes:

**The oven light does not work.**



**E. Microwave Ovens**

Comments:

**There are scorch marks on the inside of the unit.**





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**G. Garage Door Operators**

*Comments:*

Auto reverse block test acceptable: **No**

Electric eye reverse test acceptable: **Yes**

Additional Notes:

**The garage door pressure test failed when tested. Pressure is applied to the door to simulate hitting a child or object and should auto reverse. I applied pressure and it did not auto reverse. The unit should be adjusted.**

**NOTE: Checked manual operation only; remote control not checked.**

**H. Dryer Exhaust Systems**

*Comments:*

**NOTE: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.**

**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.**

**The dryer vent is not venting completely to the exterior. There is lint accumulating in the attic. Lint is highly flammable and should be removed and the vent properly vented to the exterior.**



**I. Other**

*Comments:*

## Summary

### FOUNDATIONS

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There are cracks at the corners of the foundation. Corner cracks are commonly found on slab foundations. They are generally cosmetic in nature, however, they may require minor repair to prevent water and pest penetration.

There are hairline cracks in the foundation on the right side of the house, the back side as well as the slab in the garage.

There are exposed cable ends on the back and left sides of the home. These cable ends should be sealed to help prevent oxidation/rusting of the cable into the foundation.

NOTE: The foundation is obstructed from view at the front porch.

### GRADING AND DRAINAGE

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The lot did not appear to have the proper slope for drainage at all points around the perimeter of the home. The grading should slope at least 6" in the first 10' around the home. Inadequate slope may allow water to stand against the foundation and may lead to excess foundation movement.

There are high soil areas against the foundation at multiple locations covering the base of the walls. High soil could allow wood destroying insects to enter the wall cavity and could allow reverse flow of water into the weep holes and into the wall cavities.

### ROOF COVERING MATERIALS

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The shingles are showing signs of age / wear, including loss of granular material.

There are splash blocks missing at the base of the down spouts around the home.

The rain gutter downspout is disconnected to the pipe beneath it on the back side of the house.

The flashing is lifted on the right side of the house.

There are some places where the siding comes in contact with the roof covering. Ideally there should be about a 1" to 2" gap between the roof and siding to help prevent excessive contact with water and eventual water damage to the siding.

There are exposed nail heads on the roof. Nail heads should be sealed with roof caulking material. Over time, water may penetrate the roof around a rusted nail if they are not properly sealed.

There is a sag in the roof decking on the back right side of the house.

The roof has average wear for its age, but I do suggest that roofing maintenance be performed by a qualified roofing contractor. Roofing maintenance consists of re-sealing all penetrations, caulking all nail heads and flashing, and I suggest all roof jacks be reviewed for deterioration.

### ROOF STRUCTURES AND ATTICS

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There is a loose soffit vent cover on the left side of the house.

The attic door is not closing completely. This can allow warm air in the warmer months and cool air in the cooler months to enter into the living space. It can also allow any exhaust gases that may be in the attic to enter into the home.

There is no protection for the floor from the attic ladder.

There are loose / missing bolts on the attic access ladder. I recommend tightening all bolts periodically.

There is no insulation on the attic access door.

The attic equipment is required to have a minimum 30" platform for service / maintenance. The workspace is inadequate and does not meet this minimum requirement.

Purlin braces are designed to provide additional support to the roofing structure and are required every

four feet. There are purlin braces missing in the attic.  
There are no "H" clips between the roof decking.  
The roof decking material is less than 2' in width from the ridge beam. This is a potential hazard for anyone that may be walking on the roof near the ridge.  
There is a support that is disconnected at the bottom on the left side of the house.  
There is evidence of moisture penetration in the attic.  
There is a bucket that is half full of water in the attic over the kitchen. It is likely there is an active leak at the ridge beam in this area.  
The bottom section of the attic ladder in the garage was cut too short.

## WALLS (INTERIOR AND EXTERIOR)

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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.  
Ideally, plants should be trimmed so as not to come in contact with the cladding of the house. This will help prevent moisture retention against the siding and pests.  
There are mortar joint cracks in areas such as the front entry and the back left corner of the house.  
There is deteriorated caulking material at the brick / trim intersections.  
There are gaps in the siding seams on the wall at multiple locations.  
There are some instances where there are cracks or gaps in the paint on the siding. Paint serves as a moisture barrier for the siding and should be sealed to prevent any potential water penetration.  
There is a loose brick on the chimney.  
There is wood rot in the fascia in multiple locations.  
There is wood rot in the fascia behind the rain gutters on the back left side of the house.  
There are signs of microbial growth on the chimney.  
There are gaps in the mortar in areas such as the back side of the house.  
The interior walls (including closets) and garage walls are obstructed by storage and furniture. Not all of the walls are accessible / visible for inspection. NOTE: The photo(s) below are not necessarily all inclusive, and there may be more areas obstructed from view than pictured.  
There are moisture stains and evidence of water damage to the sheet rock in areas such as the garage and the hall bathroom.  
NOTE: I recommend further investigation at areas where moisture stains are present as I cannot see into the wall or behind the sheet rock. I cannot determine what may be present inside the wall.  
There are cracks in the drywall in areas such as the living room.  
NOTE: There is sheet rock missing on the water heater riser.

## CEILINGS AND FLOORS

---

There are cracks in the ceiling in areas such as the living room, garage, master bathroom and kitchen.  
The drywall tape has peeled and there is evidence of repair to the ceiling in the kitchen.  
The texture in the hall bathroom ceiling has started to peel. This is likely due to excess moisture in the air whenever a hot shower was running. The exhaust fan should always be on during a shower in a small area.  
There is damage to the ceiling above the water heater in the garage.

## DOORS (INTERIOR AND EXTERIOR)

---

The screen door on the exterior master bedroom door is off its rails.  
The exterior garage door hits the frame before closing.  
The garage entry door is not on self closing hinges.



There is no striker plate in the frame for the latchbolt in the door to the garage.  
There are doors that appear to be out of square in locations such as the front left bedroom closet.  
The door to the hall bathroom is delaminating.  
There is a loose hinge on the door to the front left bedroom closet.  
The door to the master closet is off the rails.  
The ball catches in the closet doors in the back left bedroom do not seat in the striker plates.

## WINDOWS

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The caulking around the windows is showing signs of deterioration and may need to be replaced.  
There are damaged window screens around the home.  
There are some locations where safety glass is required, such as in wet areas by bathtubs. Safety glass is identified by an etching in the corner of the glass. This etching was not found on the glass where safety glass should be in the master bathroom.

## FIREPLACES AND CHIMNEYS

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There are cracks in the bottom of the fireplace.  
The rail for the fireplace screen is loose.  
There is rust on the rain cap.

## OTHER

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The fence is not normally part of the routine home inspection. However, during the inspection, I observed the fence and gate on the right side of the home are damaged / deteriorated and could not be opened.  
The fence is deteriorated and there is a large gap in the fence on the left side of the house.

## SERVICE ENTRANCE AND PANELS

---

The brand of electrical service panel is Federal Pacific. This brand of panel is known for having breakers that are more difficult to find and more costly to replace. In addition this panel is associated with a higher incidence of safety issues. I did not remove the front cover on this panel. I recommend the service panel be inspected by a licensed electrician.  
(For additional information about this panel, refer to [ismypanelsafe.com](http://ismypanelsafe.com).)  
The main service panel is required to have clear access. The area in front of the service panel is obstructed and should be cleared to provide clear access.  
The upper end of the grounding electrodes should be flush with or below ground level.  
The wrong clamp has been used to secure the ground wire to the ground rod. The clamp should be an acorn style clamp.  
There is inadequate labeling in the service panel.  
The electrical service panel is not properly labeled. I am unable to determine if the breaker for the A/C is properly sized.  
The GE panel box is loose on the wall.  
There are unused knockouts missing in the GE panel box.  
There is a ground and neutral wire attached to the same bus bar. Ground and neutral wires should be connected to separate lugs and separate bus bars to help prevent accidental injury.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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**Note:** I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.

**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.

There are exterior outlets that do not have covers that are approved for wet locations.

There are outlets that are not GFCI protected, as is currently required, including in the garage, exterior, some outlets in the kitchen and the master bathroom.

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.

There are open junction boxes in the garage.

There is an open neutral outlet on the back porch.

There are open ground outlets in areas such as the front left bedroom.

**NOTE:** The dryer outlet is a three prong outlet. New dryers use a four prong outlet.

There are switches that do not appear to operate any circuits in some places such as the master bedroom and living room. If the bulbs are not blown, the circuit/fixture should be investigated by a licensed electrician and repaired as necessary.

Some of the lights in the fixture in the kitchen did not turn on. If the bulbs are not blown, the circuit/fixture should be investigated by a licensed electrician and repaired as necessary.

The escutcheon on the fan in the living room has fallen out of place.

The bedroom closet light fixtures are now required to have a protective globe and be a minimum of 12 inches away from any combustible materials. The closet light fixtures in the home do not meet this minimum requirement.

Smoke detectors are required inside each bedroom and in the hall / adjacent space within six linear feet of the bedroom. There are missing smoke detectors in the bedrooms.

**NOTE:** Smoke detectors tend to wear out over time and don't work as well as they once did. Many manufacturers recommend replacing smoke alarms after 10 years to maintain reliable operation.

## HEATING EQUIPMENT

---

**NOTE:** As a preventive/maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

There is no sediment trap on the gas supply line. The below diagram is an example of a sediment trap.

## COOLING EQUIPMENT

---

**NOTE:** According to the data plate, this unit was manufactured in 2001.

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.

There is rust in the overflow pan.

The temperature differential between the supply and return registers should be no more than 22 degrees.

The unit is producing a temperature differential that exceeds this maximum requirement. This could be symptomatic of other issues inside the system. I recommend asking the sellers if the unit has had recent service, including adding freon.

## DUCT SYSTEMS, CHASES, AND VENTS

---

There is microbial growth on some of the supply register covers.

There are A/C ducts in the attic in direct contact with one another. The ducts are not separated by a non cellulose material. The contact can cause condensation which can then drip into the attic space.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

---

The main water supply line is not fully / properly insulated.

### Kitchen Sink:

There is some corrosion on some of the supply connections under the sink.

There are moisture stains in the wall of the cabinet under the sink. I did not find an active leak at the time of the inspection. I recommend a licensed plumber evaluate the plumbing under the sink to determine if correction is necessary.

NOTE: The underside of the cabinet below the sink is full of stored items, obstructing my view of the plumbing and space below the sink.

### Master Bathroom:

The silicone seal at the sink backsplash is deteriorated. This may allow moisture to leak into the cabinet space below.

There is corrosion at the water supply lines at the sink connections.

NOTE: The underside of the cabinet below the sink is full of stored items, obstructing my view of the plumbing and space below the sink.

The aerator is missing in the tub faucet.

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.

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob and shower head as well as at the shower wall corners and edges in the master bathroom.

There is a leak at the shower head connection.

The tub drains slowly.

There is a leak at the control handles on the tub.

### Bath 2: (Hall)

The silicone seal at the sink backsplash is deteriorated. This may allow moisture to leak into the cabinet space below.

There are moisture stains in the wall of the cabinet under the sink.

The sink plunger is not working properly. This sink will not hold water.

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head as well as at the shower wall corners and tub edges in the hall bathroom.

There is a leak at the shower head connection.

### Outside Faucets:

There is a broken handle on the left side of the house.

There are hose bibs that are loose in the wall.

There are anti siphon devices missing at the hose bibs around the home.

### Laundry Room:

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



## DRAINS, WASTES, AND VENTS

---

**NOTE:** The underground sewer system and plumbing line were not inspected. The inspector does not carry the special equipment needed in order to view the underground systems. Broken pipes from tree roots or other causes cannot be found during a normal home inspection. A licensed plumber should be consulted for this kind of inspection.

**NOTE:** The main plumbing clean out was not visible. Recommend contacting the seller for its location. Some of the lead vent pipe roof flashings have deteriorated. These should be replaced/repared to prevent any possible water penetration into the structure.

Vent penetrations through the roof for the water heater or the furnace are required to be at least 2 feet higher than the roof line that is within 10 feet of the termination of the vent pipe. The vent pipes do not meet this minimum requirement.

The TPR Drain line discharges right against the ground. This may hinder the flow of water in the event the TPR valve is opened.

## WATER HEATING EQUIPMENT

---

**NOTE:** The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.

There is corrosion on the water supply connections at the water heater. I recommend having the connections reviewed by a licensed plumber to make sure they are not in danger of breaking.

The vent pipe is not properly strapped at the roof penetration.

**NOTE:** Based on manufacturer's suggested service life; the average life span for a water heater is 8-15 years; Gas, 8-10 years; Electric, 10-15 years. Further inspection is recommended by a licensed plumber for any water heaters that fall into these age brackets. According to the data plate, this unit was manufactured in 2006.

## DISHWASHERS

---

The dishwasher is not properly secured inside the cabinet.

There is rust on the dishwasher racks inside the unit.

The dishwasher leaked during operation. I tried to cancel the cycle and drain the tub but when I hit the cancel button it only stopped the cycle and the tub did not drain.

## FOOD WASTE DISPOSERS

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There is rust inside the disposal unit.

## RANGE HOOD AND EXHAUST SYSTEMS

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The exhaust duct is disconnected in the cabinet.

There is flexible vent pipe material to the hood vent. Only smooth wall vent pipe material should be used to help prevent debris or other greasy materials from obstructing the inside of the vent pipe.

**NOTE:** The unit is self circulating and does not vent to the exterior.

The light on the vent hood did not turn on.

## RANGES, COOKTOPS, AND OVENS

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**The oven light does not work.**

## MICROWAVE OVENS

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**There are scorch marks on the inside of the unit.**

## GARAGE DOOR OPERATORS

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**The garage door pressure test failed when tested. Pressure is applied to the door to simulate hitting a child or object and should auto reverse. I applied pressure and it did not auto reverse. The unit should be adjusted.**

**NOTE: Checked manual operation only; remote control not checked.**

## DRYER EXHAUST SYSTEMS

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**NOTE: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.**

**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.**

**The dryer vent is not venting completely to the exterior. There is lint accumulating in the attic. Lint is highly flammable and should be removed and the vent properly vented to the exterior.**

## 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: Mathew Blossom LICENSE #: 21230