

Property Inspection Report

Texas Premium Inspections

TEXAS
PREMIUM INSPECTIONS

Inspector: Will Holderfield

Will Holderfield

Texas Premium Inspections

1213 55th St

Inspection Prepared For: Adrienne Duran

Agent: Allison Halladay - Krisher-McKay Inc Realtors

Date of Inspection: 6/17/2023

Year Built: 1920 Size: 870

Weather: 83°, overcast, structure faces South, occupied

PROPERTY INSPECTION REPORT FORM

<u>Adrienne Duran</u>	<u>6/17/2023</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>1213 55th St, Galveston, TX 77551</u>	
<i>Address of Inspected Property</i>	
<u>Will Holderfield</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

We appreciate the opportunity to conduct this inspection for you!
Please carefully read your entire Inspection Report.

If you desire, call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still here for you throughout the entire closing process. Properties being inspected do not "Pass" or "Fail."

Information provided herein is in keeping with the Texas Real Estate Commission's standard of practice. Its purpose is to provide you with the information to use in making your purchase decision. The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, inaccessibility and personal possessions.

Depending upon the age of the property, some items like GFCI/ AFCI outlets may not be installed but will be recommended; this report will focus on safety and function, not the current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that qualified licensed contractors evaluate and repair any and all critical concerns, deficiencies and defects.

NOTE: this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE OR AN INTRUSIVE OR INVASIVE INSPECTION OF THE STRUCTURE, SYSTEMS, OR COMPONENTS. IT IS ONLY A VISUAL PERFORMANCE and GENERAL OVERVIEW OF THE PROPERTY.

NOTE: we DO NOT and CANNOT test or inspect for MOLD, MOLD SPORES, AIR QUALITY, LEAD PAINT, ASBESTOS, DEFECTIVE DRYWALL, etc. anywhere inside or outside the home. If you feel it necessary to have a thorough inspection for those items, you will need to contact a specialized licensed inspector that is properly certified preferably before your option period has expired.

This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risks 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspections, 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.

Digital Images: photos are not a requirement of the inspection standards and not included in the fee. Any courtesy digital pictures, images or illustrations in the Report or Summary & Addenda are a random sampling of the conditions or damages in a representative number of areas chosen and should not be considered to show all of the damages, conditions or deficiencies observed. There will be some conditions, damages, and or deficiencies not represented with digital images or not included in the Report or Summary. Photo use does not suggest any more or less of importance.

The inspector may have an affiliation with a third-party service provider ("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number and or email) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including but not limited too telephone and or email) regarding special services to benefit you and your family. You have the complete opportunity to opt-out at any time.

Texas Premium Inspections reserves the right to revise and or change making corrections to the report within the 48 hr allotted time allowed by TREC. Under TREC's standards, we are not obligated to release the report until payment has been made and are not held to the 48-hour release rule.

I hereby certify that I have no interest in this property or its improvements and that neither the retention of the Inspector to perform this inspection nor the compensation thereof is contingent on the cost or extent of any reported condition, association or relationship with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State of Texas. At each time of sale the property is recommended to be inspected as additional disclosures and repairs may become evident to any newer standards developed. It is recommended that all properties be re-inspected every two (2) years in order to keep up with any new standards developed or added and safety concerns.

Reports are non-transferable and may not be used or relied upon by other parties without the written consent of both Client and Company.

*All rights reserved. The Inspection Report is copyrighted (including, when applicable, any addenda and test results) and is prepared for the exclusive use and benefit of the named Client on the report, unless otherwise specified by law.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

X			X	A. Foundations
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Type of Foundation(s):

- Foundation construction consisted of Pier and Beam support.

Comments:

- Mostly OK - At the time of the inspection, the Inspector observed few deficiencies in the condition of this crawlspace. Notable exceptions will be listed in this report.

Inspection of the crawlspace typically includes examination of the following:

- Excavation
- Floor
- Foundation
- Framing
- Plumbing
- Electrical
- HVAC
- Insulation
- Ventilation
- Pest (general evidence)
- General condition

- The crawlspace had a dirt floor.

- At the time of inspection, the inspector observed that the columns were mostly ok, with the exception of a few deficiencies. See notations below to identify the deficiencies that were discovered.

- The floor structure was viewed from the under structure.

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

Inspection of the floor structure typically includes examination of the condition and proper installation of the following:

- Joist condition
- Joists supporting structures and members
- Connections and fasteners
- Floor sheathing

- The floor joists were dimensional lumber.

- No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.

- The visible sub-floor in the crawl space was not insulated from the elements of outside. This condition will promote early decay of the flooring, an increase or decrease in temperature inside, and allow moisture to infiltrate the sub-flooring potentially allowing unwanted conditions such as micro bacterial growth.

- One of more support columns/ piers are observed to be leaning. Recommend further evaluation by a foundation company and repair or replacement as needed to secure structural support.

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- The home had uneven floor framing not unusual in a home of this age, of this quality, located in this area.
- Damaged to floor joists should be repaired by a qualified contractor.
- Floor joist had less than the recommended 1.5 inches of bearing at their end. The inspector recommends additional bearing be provided.
- Evidence of foundation slope is evident throughout the structure. Recommend a qualified, licensed foundation company to evaluate, assess and offer remedies for possible repairs as needed before your Inspection Objection Deadline has expired.



Crawlspace overview



Crawlspace overview



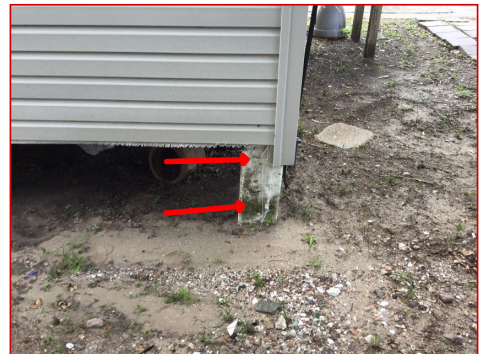
Damaged framing



No end support, front



Leaning support column



Leaning support column

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B. Grading and Drainage

Comments:

- The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.
- The building site was relatively level and flat.
- Plants and bushes need to be trimmed back away from the structure by at least 6" inches. Trees also should be trimmed back at least 12" inches, especially above the roof.
- The inspector observed holes in yard that could potentially hurt or cause injury to a person or animal.

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Cut back vegetation



Holes

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Type(s) of Roof Covering:

- The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

Viewed From / Roof Type:

- The Inspector inspected the roof and its components by walking the roof.

Comments:

- **Due to several deficiencies that the inspector observed, before your option period has expired, a further evaluation by a licensed qualified roofer should be completed.**
- The home had a a combination of gable and shed roofs.
- The inspector observed no apparent deficiencies when inspecting roof edge flashing and appeared to be in satisfactory condition.
- The underlayment was hidden beneath the roof-covering material. The inspector was able to view underlayment edges only at representative areas around the perimeter of the roof. The majority of underlayment was not inspected and the Inspector disclaims responsibility for evaluating its condition or proper installation.
- The Inspector observed few deficiencies in the condition of the roof covering. Notable exceptions will be listed in this report.
- The roof had one layer of asphalt shingles installed at the time of the inspection.
- The inspector observed no apparent deficiencies in the condition of roof flashing. They were in satisfactory condition at the time of the inspection.
- The Inspector observed no apparent deficiencies in the condition of the vents, both vinyl and metal combustible. They were in satisfactory condition at the time of the inspection.
- **Asphalt shingles on portions of the roof on this structure were installed on roof slopes having less than 2 & 12 minimum slope required by manufactures for the warranty to remain in effect. Due to the low slope of the roof being under 2/12, the roof covering is improper for this application. A modified bitumen, thermoset single ply, liquid applied, rubber or a sprayed polyurethane foam roofing should be used to keep water from infiltrating the structure. This present condition highly increases the chance of leakage in this area.**
- **The roof had several cracked, damaged and/or broken shingles, that should be replaced to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent damage like decay, or development of microbial growth such as mold.**
- **Multiple deteriorated and or damaged shingles observed at the ridge cap. Recommend replacing the ridge caps to ensure proper water shed and protection to structure below.**
- **Exposed nail heads are evident and should be sealed to avoid water penetration.**
- **A Tree is touching the roof and should be trimmed back to eliminate premature wear on the roof covering.**

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Roof overview



Roof overview



Roof overview



Example of exposed nail heads



Damaged shingles



Damaged/ missing shingles



Area of low slope

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I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attics
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Viewed From:

- The Inspector evaluated the attic from below the attic access ladder. Most of the attic could not be visually seen and therefore not inspected and inspector is not liable for any and all deficiencies not visible.

Approximate Average Depth of Insulation:

Comments:

- The attic can be accessed through a pull down ladder located in the bedroom.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the home structure. Notable exceptions will be listed in this report. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.
- The inspector observed few defects during inspection of the roof structure. Notable exceptions will be listed in this report.
- The roof structure was built of dimensional lumber using conventional framing methods (rafters and ridge).
- The Inspector observed few deficiencies in the condition of the visible roof sheathing at the time of the inspection. Notable exceptions will be listed in this report.
- Roof vents, also called turtle vents, were installed as part of the roof structure ventilation system.
- The occupant's belongings blocked access to the attic access hatch and the attic was not inspected. Moving the occupant's belongings exceeds the scope of the General Home Inspection. Because defective conditions may exist in the attic, the Inspector recommends that it be inspected by a qualified inspector after access has been provided.
- The attic ladder was damage where the door connects to the folding ladder
- Some areas of attic sheathing are blackened, and inspectors cannot determine cause (soot, prior heat damage, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we recommend contacting a lab-certified company to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present.
- One or more bathroom exhaust vents terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold development.
The Inspector recommends correction by a qualified contractor.

I=Inspected

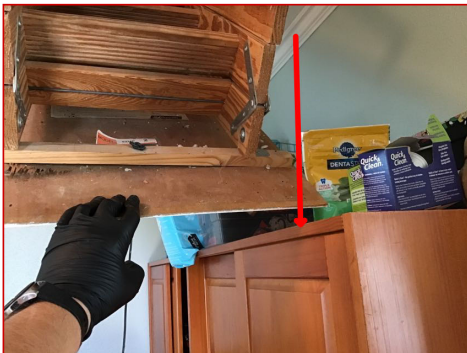
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• No air intake vents were installed in the attic at the time of the inspection. Intake vents are ventilation devices installed low in the attic roof that introduce cool air to the attic to replace hot air exhausted through ventilation devices installed high in the roof. This airflow through the attic removes excessive heat and moisture. Without a fresh air intakes installed low in the roof, the existing ventilation devices are relatively ineffective. The Inspector recommends that intake ventilation devices be installed low in the roof to improve overall attic ventilation.



Obstructed attic access



Damaged attic ladder



Blackened sheathing

X			X
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E. Walls (Interior and Exterior)

Wall Materials:

- Some of all of the exterior walls were covered with vinyl siding.
- Interior walls are covered with drywall.

Comments:

- The Inspector observed few deficiencies in the condition of vinyl siding covering exterior walls at the time of the inspection. Notable exceptions will be listed in this report. Inspection of vinyl siding typically includes examination of general installation practices and visible condition.
- You should be aware that vinyl siding requires that window and door openings be re-sealed with a high-quality sealant every 3 to 5 years to prevent moisture intrusion.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of walls in the home interior. Notable exceptions will be listed in this report.
- Some areas were not accessible due to personal items
- Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry.
- Damage to trim above a window in the bedroom were visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent.

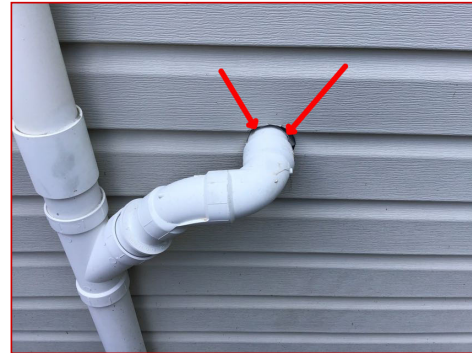
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Evidence of moisture intrusion, rear bedroom

Seal all pipe penetrations

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Ceiling and Floor Materials:

- Ceiling is covered with 100% drywall on it.
- Floors are covered with laminate, ceramic tile.

Comments:

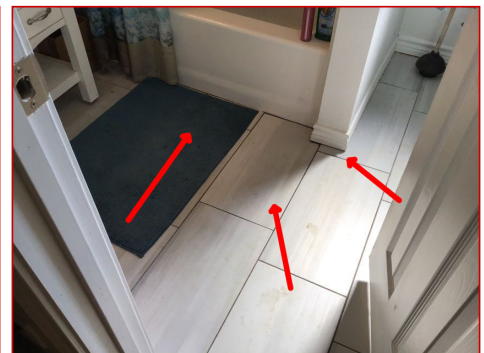
- At the time of the inspection, the Inspector observed no apparent or visual deficiencies in the condition of ceilings in the home.
- At the time of the inspection, the Inspector observed a few deficiencies of the floors in the home. Notable exceptions will be listed in the report.
- At the time of the inspection, wood laminate floors had areas of visible moisture damage.
- Floor slopes are apparent. This condition could indicate greater than normal movement within the structure and potential structural problem could exist.
- Sagging floors are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems could exist.
- There are areas of concern in the sub flooring that move and sink when pressure is applied compromising the support of the sub flooring / soft spots! Due to the floor covering, inspector cannot visually see damage or issues. Inspector recommends that further investigation of these areas should be completed before your option period has expired.



Damaged laminate flooring



Soft area noted



Sagging floor, attached bath

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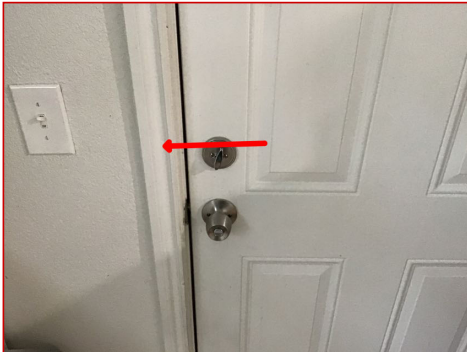
D=Deficient

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

Comments:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior doors. Notable exceptions will be listed in this report.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the interior doors. Notable exceptions will be listed in this report.
- At a door to the left of the house, the deadbolt did not align with the hole in the strike plate, making the deadbolt impossible to operate.
- Daylight visible around exterior doors was apparent at the time of the inspection. Methods used to prevent exterior leakage at doors typically can be resolved by adjusting the striker plate on the door jamb.
- Homes without effective seal against air leakage at doors will incur higher annual heating/cooling costs and occupants may experience lower comfort levels than with a similar home with doors effectively weather-sealed.
- At the time of the inspection, the threshold lacked adequate support at an exterior door at the of the home.
- Door hardware at the bathroom door was loose and should be repaired to operate properly.



Inoperable deadbolt, left



Visible light



Inadequate support below threshold



Loose hardware, bath closet

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H. Windows

Window Types:

- single hung windows are present.

Comments:

- The Inspector observed few deficiencies in the condition of window exteriors at the time of the inspection. Notable exceptions will be listed in this report.
- The lower sash is a tilt in window style.
- Windows were a double pane glazing with an air gap insulation.
- Windows are made of aluminum.
- At the time of the inspection, the Inspector observed few deficiencies in the interior condition and operation of windows of the home. Notable exceptions will be listed in this report.
- Could not access some of the windows due to personal items or heavy furniture blocking the area. It is beyond the scope of inspection practices for the inspector to move large or multiple personal items and heavy objects.
- It is desirable to replace window screens that are missing. This present owner should be consulted regarding any screens that may be in storage.
- Window trim in the home exhibited moderate damage or deterioration.
- One or more windows did not lock / latch. Recommend repair for safety purposes.



Example of missing screens



Damaged trim, living room



Misaligned latch, rear bedroom

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

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

Inspection of the deck structure typically includes examination of the following:

- Visible foundation
- Posts (main support and handrail)
- Diagonal bracing (permanently-installed only)
- Adequately-sized/spaced fasteners
- Adequate fastener schedule (spacing between fasteners)
- Adequate connections between framing members.

This inspection is designed to ensure that framing is in compliance with good building practices based on the Inspector’s past experience and familiarity with building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications.

- The deck was free-standing and was not directly attached to the home.
- The basic deck structure was built of wood.
- Deck planking (the walking surface) was composed of wood.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the deck planking (the walking surface).
- Guardrail assemblies protecting the deck were made of wood.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the deck guardrail assemblies. Notable exceptions will be listed in this report.

Inspection of guardrails typically includes examination of the following:

- attachment to the deck;
- attachment to the home structure;
- general condition; and
- safety deficiencies.

- This set of exterior stairs were located at/near the left of the house.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of these exterior stairs. Notable exceptions will be listed in this report.
- The deck staircase was constructed of wood.
- This staircase was constructed of poured concrete.
- The treads of this staircase were made of concrete.

• Spaces between deck guardrail balusters, beneath the guardrails or at the sides of the guardrails were too wide. Safe building practices dictate that a 4 inch sphere may not pass through the handrail at any point. This condition is hazardous to small children.

The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards.

• Horizontal deck guardrail components made the guardrail assembly climbable. Safe building practices dictate that the guardrails should not be climbable. This condition may be hazardous to small children.

The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards.

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I	NI	NP	D
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- Handrail design made the handrail climbable at this deck staircase. Safe building practices dictate that the handrail should not be climbable (especially by children). This condition may be hazardous to small children.
- This deck staircase did not meet generally-accepted modern safety standards that give the proper the size and dimensions of a graspable handrail.
- Treads at the exterior staircase sloped more than the 1/4-inch per foot maximum recommended by generally-accepted current standards. This condition is a potential trip hazard.
- Tread(s) at the exterior staircase were cracked or damaged and needed repair at the time of the inspection. This condition is a potential trip hazard.
- At the exterior staircase, the greatest riser height exceeded the lowest riser height by more than the 3/8 of an inch limit recommended by generally-accepted current standards. This condition is a potential trip hazard.
- Exterior stair risers exceeded the 7 3/4-inch maximum recommended by generally-accepted current standards. This condition is a potential trip hazard.
- Spaces between handrail assembly balusters exceeded 4 3/8 inches at the open side of this exterior staircase. Safe building practices dictate that a 4 3/8-inch sphere may not pass through the handrail at any point. This condition may be hazardous to small children.



Uneven stairway/ riser height varies



Damaged tread



Deck



Climbable guardrail and handrail



Non graspable handrail



Exceeds maximum riser height

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

I	NI	NP	D
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L. WDI

Materials:

- HOUSE ADDRESS NUMBERS -- the house address numbers were at least 4" tall and visible from the street, for safety and emergency purposes.

Comments:

- WDI INSPECTION - This property was inspected for wood destroying insects, see additional report, which falls outside of the General Scope of a Home Inspection. This inspection was performed by a third party inspector who is not affiliated or hired by Texas Premium Inspections nor do we hold any responsibility to the findings or quality of the inspection or inspector. Any questions, concerns and or complaints, please call the inspections company and or inspector that has performed the WDI, pest inspection.



House address numbers

M. Kitchen Cabinets

Materials:

- The kitchen cabinets are mostly OK. Notable deficiencies will be listed in the report.

Observations:

- The floor of the kitchen sink cabinet exhibited damage from past moisture intrusion. The moisture meter showed no elevated levels of moisture present in the floor at the time of the inspection indicating that the source of the leak has been repaired.



Kitchen cabinet interior limited due to personal items



Evidence of prior moisture intrusion

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N. Driveway, Sidewalk, Flat work
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Materials:

Observations:

- There are locations in the sidewalks that the concrete has shifted, creating uneven areas that are above 1/4" rise and are creating a possible trip or fall hazard to an individual, potentially causing severe or serious injury.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

- Electrical panel is located on the exterior on the left of the main structure.
- The Service meter was located on the exterior next to the Service Panel.

Materials and Amp Rating:

- The main service wire to the service panel was copper wiring.
- 125 amp main service
- The manufacturer's label listed the panel rating as 125 .

Comments:

- Service entrance is overhead
- The service entrance conductors were inspected both in the main service panel and at the weatherhead.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the service drop. Components inspected included the following the service conductors, splice, drip loop, and point of attachment to the home.
- The overhead service-drop conductors attached directly to the home exterior. Although this is an outdated practice, the Inspector observed no deficiencies in the condition of the attachment at the time of the inspection.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the service panel. Notable exceptions will be listed in this report. 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
 - Service entrance 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
- The Inspector was unable to determine the service panel manufacturer due to missing information.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the equipment grounding systems. Notable exceptions will be listed in this report.
- 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
- The service panel contained Combination Arc Fault Circuit Interrupter (CAFCI) and Ground Fault Circuit Interrupter (**GFCI**) breakers designed to provide a combination of fire protection and ground protection by shutting off current flow should the sensors detect arcing at outlets and or indicate a difference between incoming and outgoing voltage in outlets at the protected circuits.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.
- Numerous defective electrical conditions observed by the Inspector indicated a need for a comprehensive inspection of the entire home electrical system by a qualified electrical contractor.
- The label identifying the main breaker was missing from the service panel. The service panel should contain a clearly-marked label identifying the main breaker so that in an emergency, the main power can be quickly shut off.
- The manufacturer's label for the service panel was illegible. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this illegible label.
- The dead front cover of the service panel was missing screws at the time of the inspection. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.
- The Circuit Directory label identifying individual electrical circuits was missing from the service panel. 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.
- There are white conductors in the panel that should be labeled as ungrounded conductors with any color except white or green.
- In the service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected.
- Circuit breakers in the service panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard.
- Neutral wires and Ground wires are placed together in the same lug on the buss bar.
- In the service panel, multiple neutral conductors were installed in a single hole in a bus bar. This condition is improper. Widely-accepted common safety standards mandate that only one neutral conductor terminate in each hole in a bus bar.

I=Inspected

NI=Not Inspected

NP=Not Present

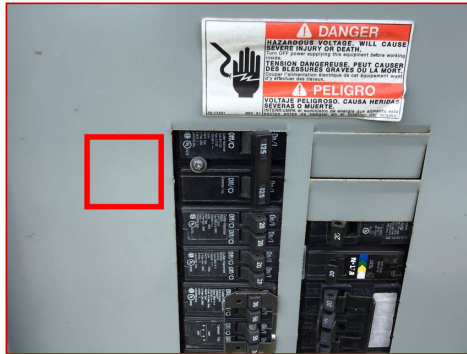
D=Deficient

I	NI	NP	D
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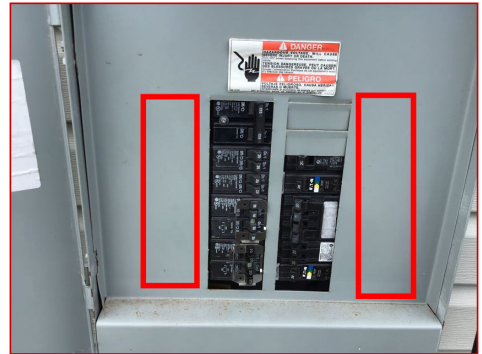
• One or more rusted breakers are present and should be replaced. Recommend licensed electrician to evaluate the cause for the rusty breakers, and repair as needed.



Service panel/ meter location



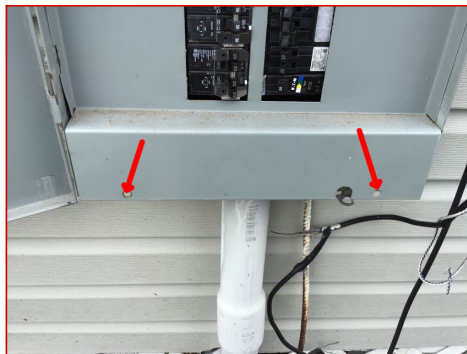
125 amp main breaker/ missing label



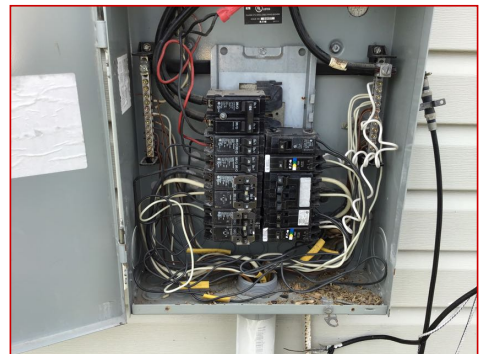
Unmarked ledger



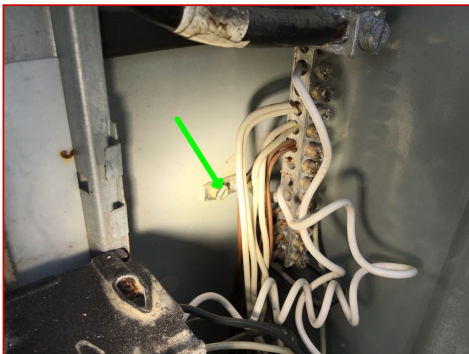
Illegible info sticker



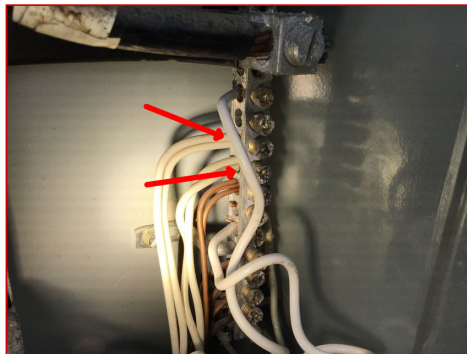
Missing dead front screws



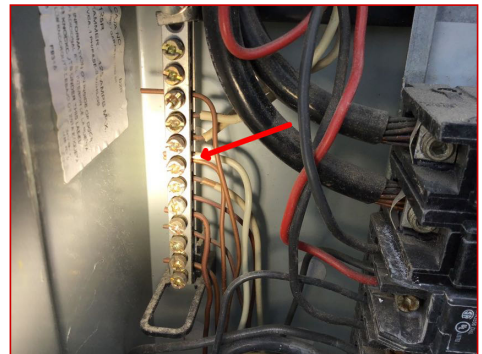
Service panel interior



Bonding tab



Example of multiple neutrals in single hole



Grounds and neutrals terminate together

I=Inspected

NI=Not Inspected

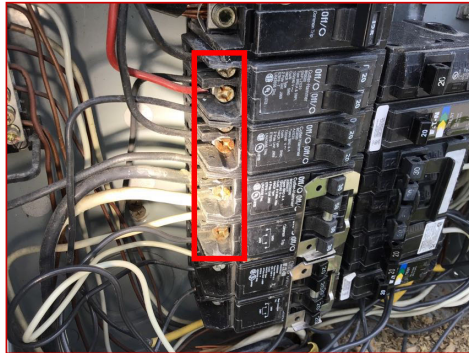
NP=Not Present

D=Deficient

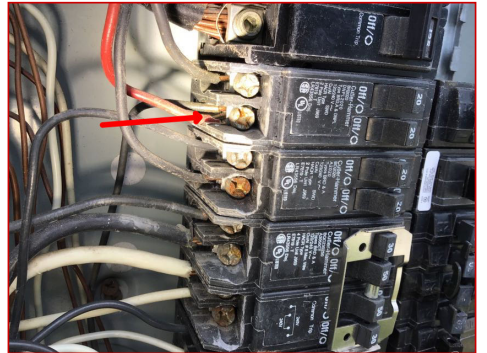
I	NI	NP	D
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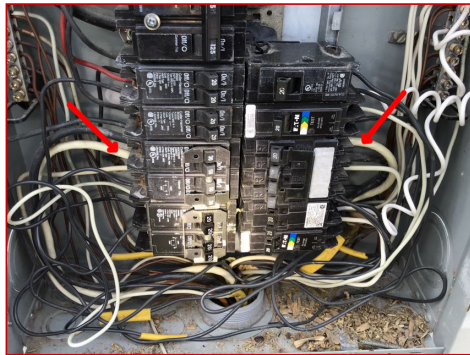
Info sticker



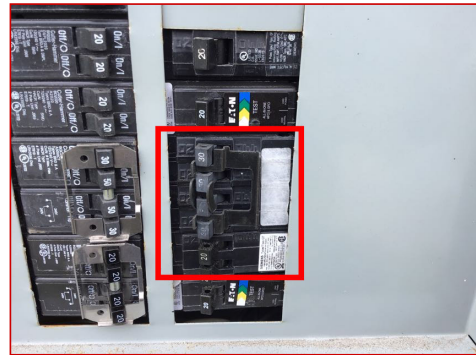
Corroded breakers



Double tap



Unmarked white wires



Different brand breakers

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- copper

Comments:

- The home had no exterior electrical receptacles.
- 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.
- The visible branch circuit wiring was modern solid, vinyl-insulated/ nonmetallic sheathe copper wire.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of interior electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested readily accessible outlets only.
- The homes interior had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.
- The **AFCI** breakers and receptacles in this house were not tested due to the fact that in the inspector reasonable judgment, felt it would cause damage and also following TREC's SOP - is not required to test them when a house is occupied.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of switches throughout the home.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of interior lighting. Notable exceptions will be listed in this report.
- **Wiring exposed on exterior finishes should be relocated or protected by a rigid conduit**
- **A junction box installed at the home exterior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed.**
- **Several exterior lights are inoperative at the time of inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture , wiring or the switch. These light fixtures should be re-tested after the bulb is replaced. If after the bulb replacement the fixture still fails to respond to the switch, this condition could be a potential I fire hazard.**
- **The doorbell was inoperable at the time of the inspection.**
- **An electrical receptacle in the bathroom when tested is indicating no ground present. Recommend a qualified licensed electrician to evaluate and repair as needed.**
- **At the time of the inspection, an electrical receptacle cover plate was missing in the kitchen. This condition left energized electrical components exposed to touch, a shock/electrocution hazard.**
- **An electrical receptacle in the laundry area was improperly secured and moved when a plug was inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard.**

I=Inspected

NI=Not Inspected

NP=Not Present

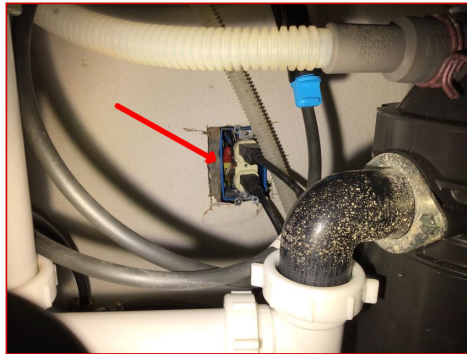
D=Deficient

I	NI	NP	D
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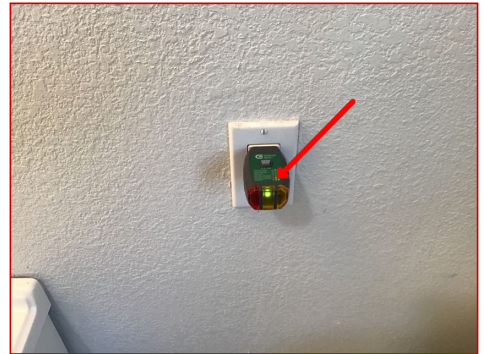
- Wires have been improperly spliced and terminated - This conditions poses a Safety and FIRE HAZARD!
- A 125-volt single phase, 15 or 20 ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25' feet.
- One or more light fixtures are missing a diffuser and should be replaced.



Loose outlet, laundry area



Missing cover plate, below kitchen sink



Ungrounded outlet, hall bath



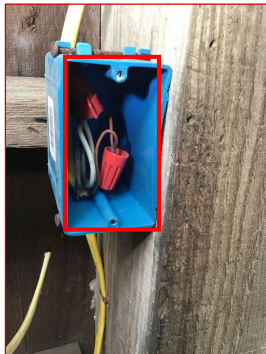
Missing diffuser, hall bath



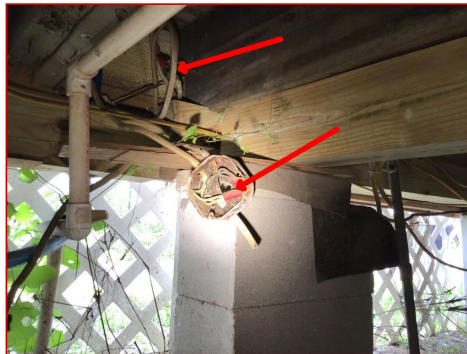
Example of improperly terminated wires



Example of unsupported wires, below structure



Example of missing cover plate



Example of improperly terminated wires/ missing cover plate



Inoperable doorbell

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Inoperative exterior light

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Smoke / CO detectors

Materials:

• At the time of the inspection, the inspector observed a few deficiencies in the condition of the smoke detectors. Notable exception will be listed in the report.

Observations:

- There are fire or smoke detectors missing or not present in all locations required. Alarms are required in each sleeping room and directly outside each sleeping area in the immediate vicinity. A smoke alarm is also required in the room containing a fireplace. SAFETY HAZARD! All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.
- There is one or more current smoke detectors that are inoperative. SAFETY HAZARD!



Inoperative/ missing smoke detectors

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of Systems:

- The Furnace unit was an electric forced hot air system.
- The home has a split system.

Energy Sources:

Comments:

- This furnace responded adequately to the call for heat.
- The air handler blower motor/fan appeared to operate in a satisfactory manner at the time of the inspection.
- The thermostat for this furnace was located in the living room.
- **The air handler/ furnace unit was inaccessible to the inspector and was not inspected and claims no responsibility or recourse of the unit or its components. Inspector recommends that before your option period expires to have a licensed qualified HVAC contractor gain access and evaluate the system.**



Furnace response

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

Comments:

- The air conditioning system has 1 split system(s) at the right of the structure 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 air handler unit.

- Information from the air-conditioner label/data plate is shown in the photo.

- The model number of this **A/C** condenser was 5A1424AJINA

- This serial number of this A/C condenser was W211713084

- The date of A/C condenser manufacture appeared to be 2017

- The maximum breaker rating for this condenser is 25 amps.

- The A/C system is charged with R-410A.

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the air-conditioning system. Notable exceptions will be mentioned in this report.

- At the time of the inspection, the system responded to the call for cool air.

- The A/C cooling system for the main living area is in satisfactory condition. The item is performing its intended function at the time of the inspection. The temperature differential (or Delta T) is within specs of current standards. Current temperature variance was apx. 16° F. Degree variation required between the air intake and air exhaust averaged out of several vents should be 15° - 22° F.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

- The air handler / evaporator unit was inaccessible to the inspector and was not inspected and claims no responsibility or recourse of the unit or its components. Inspector recommends that before your option period expires to have a licensed qualified HVAC contractor gain access and evaluate the system.

- There was no electrical disconnect at the air-conditioner condenser cabinet. A disconnect is required unless the condenser is within fifty feet of and within the line of sight of the main electrical panel. The inspector recommends installation of an electrical disconnect.

- The condensate pipe had improper slope and may not drain properly. The Inspector recommends correction.

- The secondary drain should run from the auxiliary drip pan to the exterior of the house and terminate in a conspicuous location, over a window or door and noticeable from the interior of the house.

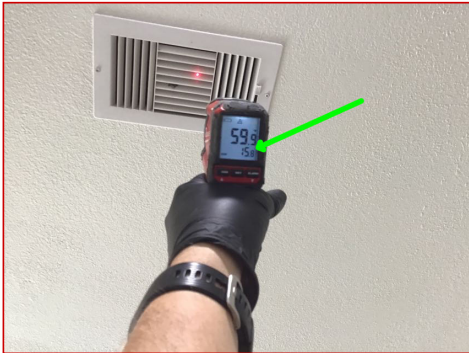
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



15° differential



Condenser unit location



Info sticker



Improper auxiliary drain location



Improperly sloped primary drain pipe

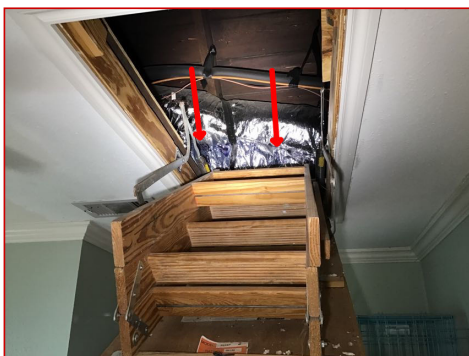
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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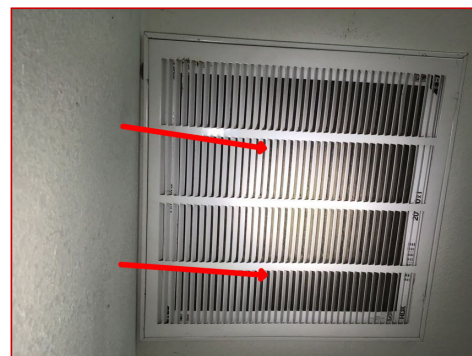
C. Duct Systems, Chases, and Vents

Comments:

- Filter is located in the interior area ceiling.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the ductwork system. Notable exceptions will be mentioned in this report.
- Could not fully inspect vents.
- One or more air filters for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:
 - Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
 - Reduced indoor air quality.
 - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
 - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
 - Reduced air flow through the home.
- There is one or more duct tubes that are touching and should be separated by at least one inch, 1", to allow air passage between them, eliminating the possibility for moisture to accumulate.



Ductwork touching



Dirty filter

D. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- on the East side of the structure.

Location of Main Water Supply Valve:

- under the structure
- apx. 55 pounds per square inch (psi)

Comments:

- Type of Supply Piping Material: The visible plumbing material used for water supply was made out of red and blue PEX.
 - Within 5' of the curb
 - The home water was supplied from a public source.
 - At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior water faucets. Notable exceptions will be listed in this report.
 - At the time of the inspection, the bathrooms exhibited general moderate wear and deterioration commensurate with the age of the home.
 - At the time of inspections the inspector observed a few deficiencies in the condition of the bathroom sinks. Notable exceptions will be listed in the report.
 - All bathroom sinks had functional flow at the time of the inspection.
 - At the time of the inspection, the inspector observed a few deficiencies in the condition of the faucets. Notable exceptions will be listed in the report.
 - The bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
 - At the time of inspections the inspector observed a few deficiencies in the condition of the toilets. Notable exceptions will be listed in the report.
 - At the time of the inspection, the Inspector observed few deficiencies in the condition of bathtub components. Notable exceptions will be listed in this report.
- Tub inspection includes testing for:
- Functional flow;
 - Functional drainage; and
 - Operational shut-off valves, faucet, and diverter valve

- The tub had functional flow at the time of the inspection.
- At the time of the inspection, the kitchen sink and operation of the faucet, spray unit, sink basin and under sink plumbing appeared to be in serviceable condition in the kitchen.
- The kitchen sink had functional flow and functional drainage at the time of the inspection.
- **Recommend plumber to evaluate all areas**
- **It is recommended that a backflow preventer device be added to the hose bib(s). (i.e. vacuum breaker/ anti-siphon device)**
- **The bathroom sink faucet was loose and should be mounted more securely.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- The toilet in the primary bathroom ran continuously at the time of the inspection. This usually indicates a failed flapper valve, the need for float mechanism adjustment or water leaking from the water tank into the bowl. The Inspector recommends correction to avoid wasting water.
- In the primary bathroom, the toilet handle did not return to position, indicating that components in the tank need adjustment or replacement.
- In one or more of the bathrooms, the toilets were loose at the floor and should be tightened down or re-attached to avoid sewer gases escaping or potential water damage to the floor.
- There is no sealant present around the base of one or more of the toilets, sealing it to the floor. This condition can allow both water leakage and potential escaped sewer gases to enter the living space.



Loose at floor/ missing sealant



Loose faucet, attached bath sink



Sticking handle, attached bath



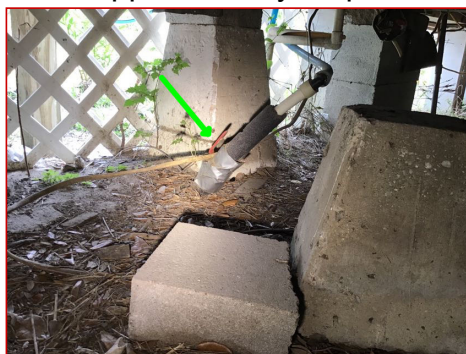
Loose at floor/ missing sealant, hall bath



Static water pressure approximately 55 psi



Water meter location



Main water shut off valve

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

- Type of Drain Piping Material: The visible plumbing material used for waste disposal was made out of **PVC**.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible drain, waste and vent pipes. Notable exceptions will be listed in this report.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition and operation of under sink drain pipes in the bathrooms and kitchen.
- Drain, waste and/or vent pipes visibly leaking under structure at the time of the inspection should be repaired to prevent the development of unhealthy conditions.
- The bathroom sink was slow to drain.
- Water drainage at the tub in the bathroom, primary bathroom appeared to be inadequate. This could be due to a clogged trap but also may indicate a blockage of the waste pipe.
- Waste pipes visible in the under structure were improperly sloped. This condition may result in improper drainage, pipe blockage or damage.
- Supports for the **ABS** or PVC waste pipe visible in the under structure were located too far apart. The maximum support spacing recommended by generally-accepted modern plumbing standards is 4 feet.



Slow to drain, attached bath



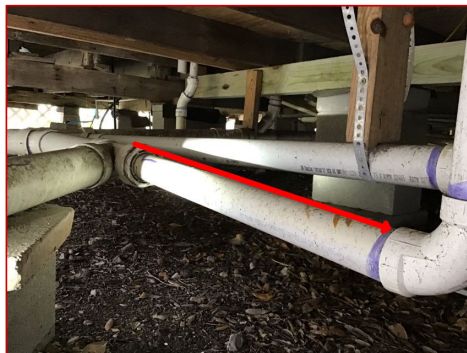
Slow to drain, hall bath sink



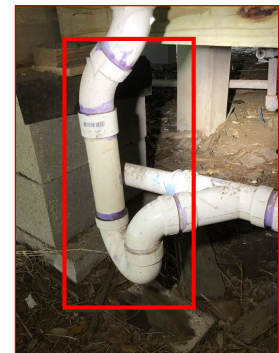
Slow to drain, hall bath tub



Inadequate support for waste line



Improperly sloped waste pipe



Leaking waste pipe, below hall bath tub

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

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:
 • The occupant's belongings blocked access to the attic access hatch and the water heater was not inspected. Moving the occupant's belongings exceeds the scope of the General Home Inspection. Because defective conditions may exist at the water heater, the Inspector recommends that it be inspected by a qualified inspector after access has been provided.
 Capacity:
 Comments:
 • At the time of the inspection, the occupant's belongings blocked access to the water heater.

D. Hydro-Massage Therapy Equipment

Comments:

E. Water systems

Observations:

F. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:
 Type of Gas Distribution Piping Material:
 Comments:

V. APPLIANCES

A. Dishwashers

Comments:
 • The dishwasher was not tested due to dishes were inside.
 • The Inspector observed few deficiencies during inspection of the dishwasher. Notable exceptions will be listed in this report.
 • Excessive amounts of debris/ waste were noted in the bottom of the dishwasher.
 • The dishwasher appears to have been lacking maintenance.

I=Inspected

NI=Not Inspected

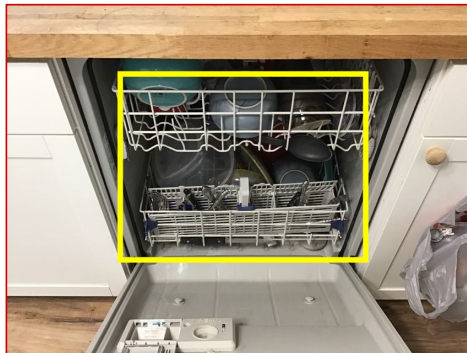
NP=Not Present

D=Deficient

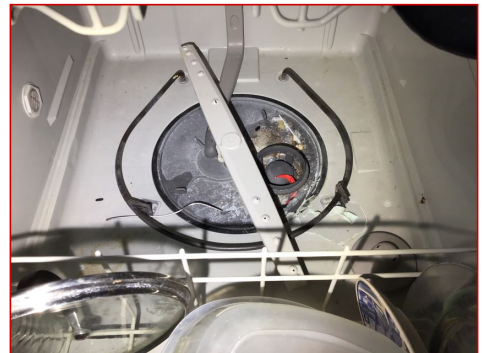
I	NI	NP	D
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Dishwasher



Dishwasher interior/ not tested



Debris inside unit

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Food Waste Disposers

Comments:

- At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the food waste disposal. Notable exceptions will be listed in this report.
- The food waste disposer appeared to be inoperable at the time of the inspection.



Food waste disposer/ no response

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

- The range hood did not exhaust to the outside but re-circulated air through cleanable filters.
- Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, electrical service may be needed.
- The exhaust fan appeared to be inoperable at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Range hood/ inoperative



Recirculating type

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:

- The Inspector observed few deficiencies during inspection of the electric range. Notable exceptions will be listed in this report.
- Anti-tip bracket for the slide in range was not installed, a child standing on the open oven door could overturn the range causing an unsafe condition creating a LIFE SAFETY HAZARD! This should be repaired immediately!



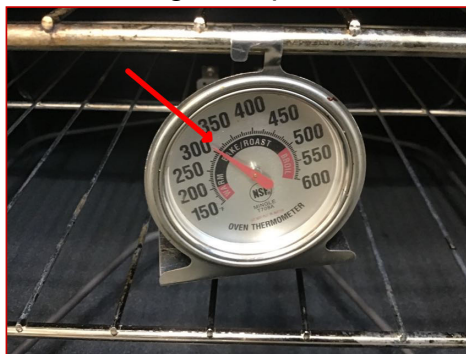
Electric range



Missing anti tip bracket



Burner operation



Thermostat out of range

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

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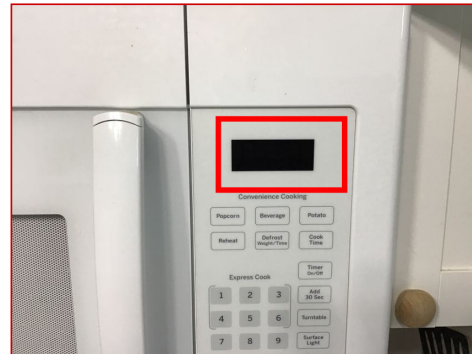
E. Microwave Ovens

Comments:

- The microwave oven was inoperative at the time of inspection. This should be further investigated and repairs undertaken, if necessary.



Microwave



Inoperative

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- This bathroom had an operable source of ventilation at the time of the inspection.
 - One or more bathroom exhaust vents terminated in the attic instead of at the home exterior. This condition is improper and will introduce excessive amounts of moisture to the attic space. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold.
- Exhaust vents should terminate at the home exterior.

G. Garage Door Operators

Door Type:

Comments:

H. Dryer Exhaust Systems

Comments:

- There is no dryer venting existing at present location. The condition is improper and could result in excessive amounts of moisture in the living space. Excessive amounts of moisture will most likely cause premature failure and damage to the homes' interior, structure and unit installed in the home. It also may promote or encourage the growth of microbes such as mold. Dryer vents should extend and terminate through the roof or sidewall to the exterior.

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Laundry area/ no vent to exterior

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. Other

Materials:

Observations:

• REFRIGERATOR

• As refrigerators are not generally transferred with the house, the operation and installation of refrigerators are not part of a general home inspection. If a refrigerator is present, we do not operate or test them. If the operation and installation of these units are important to you, you should have someone familiar with their operation and installation check them for you.

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VI. DISCLAIMERS

A. DISCLAIMERS

Materials:

- DISCLAIMERS

FOUNDATION AND CRAWL SPACE

TREC SOP - #535.228 - The inspector is not required to enter a crawl space or any area where headroom is less than 18" or the access opening is less than 24" wide and 18" high.

NOTE: Our soils, in this geographic area, are generally expansive clay soils. The seasonal moisture differences in soils cause the soils to shrink and swell with enough force to cause foundations to move in varying degrees. Please note that movement is not failure. Most monolithic foundations are designed to withstand these affects to the extent that they are nicknamed "floating foundations". The purpose of a foundation is to remain plane enough, under imposed loads and variable soil conditions, such that the superstructure does not experience unacceptable distress. Generally, foundation movement, in our geographic area, is typically the result of:

- > inadequate foundation design
- > improper execution of the foundation design
- > improper preparation of site prior to placement

As you can readily determine, the inspector is unable to comment on whether the foundation design was adequate or was faithfully executed or whether the site was properly prepared. None of those are known. Other factors which causes of foundation movement, especially after the installation, by radically changing the moisture content of the soils upon which the foundation rests can be:

- > inadequate drainage away from the foundation
- > ponding or standing water at one or more areas around the foundation
- > soils erosion
- > plumbing leaks around and under the foundation
- > excessive and close vegetation and trees
- > insufficient watering, of perimeter soils, during dry weather periods
- > excessively rainy or dry weather periods
- > lack of guttering

It is not the purpose of this inspection to search for cracks in the foundation as they are very commonly found. When foundations "float", to the extent that they reach their stress point, they will generally "crack". The purpose of this survey is to render an opinion as to whether, at the time of the inspection, the foundation is performing the function for which it was intended. Cracking is only one indicator of movement, others are listed above in the Method of Inspection section. Before and after cracking the foundation actually depends on the reinforcement, inside the concrete, to achieve its structural integrity. As you might surmise, foundations require maintenance as much as any other part of this structure. Please note that flatwork (drives, walks and patios) cracking, upheaval and separation is to be expected in the gulf coast area since most flatwork is not reinforced to perform like the foundation of the home. Only recently have some municipalities and the county begun to require reinforcement (rebar and mesh) in the flatwork, to help deter movement, and then may only require it in only certain areas. Usual

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flatwork placement is only four inches deep and is simply responding to the movement of the soils beneath them. This is not considered a structural flaw and does not normally impact the performance of the foundation(s).

IF there is evidence of possible prior foundation repair / in ground pillars, to correct foundation issues. Contact prior owner for details and for transferable warranty if exists. This also is a concern to the existing plumbing installed, whether it was moved, damaged, and or disturbed. This could potentially or already create leaks in the waste water system creating unhealthy conditions. The inspector cannot visually see the condition on the plumbing under or around the slab and would recommend that the buyer have a sewer scope inspection done before the option period has expired.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we CANNOT report it to you, the client, but will tell you that there is an organic substance present, and that you should have it professionally tested. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors' opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

ROOF

TREC SOP - #535.228 - The inspector is not required to determine the remaining life expectancy of the roof covering. Exhaustively examine all fasteners and adhesions.

The inspection does NOT imply insurability or warrant ability of the structure or its components. The inspector is NOT required to identify all potential hazards. The roof is not inspected for insurability, please consult with your insurer for confirmation of insurability. The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by

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visual inspection. Roof leaks can and may occur at any time, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report. As inspector presence at the inspection site occurred sometime after roof covering (including flashing) installation, it is impossible to positively confirm whether the application was faithfully executed according to the installation instructions of the manufacturer and / or the guidelines of the Asphalt Roofing Manufacturers Association. As a standard, it is recommended that the buyer's chosen insurance company be contacted regarding a confirmation of roof insurability.

ATTICS

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we CANNOT report it to you, the client, but will tell you that there is an organic substance present, and that you should have it professionally tested. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

Due to the fact of unsafe conditions, if limited or no walk ways or platforms are present, the inspector deemed it, under reasonable judgment, unsafe to proceed throughout the rest of the attic. The entire underside of the roof sheathing was not accessible for inspection and vaulted ceilings, if present did not provide visible attic space for inspection. In addition, insulation, ductwork and storage items typically restrict the inspector's view of many portions of the attic space. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without laboratory analysis. The entire attic was not inspected and the Inspector disclaims any responsibility for confirming its condition.

The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist. The entire underside of the roof sheathing and surface, was not accessible for inspection including vaulted ceilings. Insulation, ductwork and limited headroom obstruct this visual inspection.

This inspection survey does not include an I.E.C.C. International Energy Code

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inspection. Information on D.O.E. energy savings can be found at: <http://www.energy.gov/yourhome.htm>. Information of I.R.S. tax savings on energy improvement can be found at: <http://www.irs.gov/newsroom/article/0,,id=153397,00.html>

If there was no access from which to view the underside of the roof sheathing and sheathing was covered with the roof-covering material on its upper surface. The inspector was able to view the sheathing edges and a few inches of its surface only at representative areas around the roof perimeter. The vast majority of the roof sheathing was not inspected and the Inspector disclaims responsibility for identifying roof sheathing deficiencies.

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 home site 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.

WALLS / CEILINGS

Inspection of stucco requires a specialist inspection that exceeds the scope of the general Home Inspection.

If Exterior walls of the home were covered with synthetic stucco called Exterior Insulation and Finish Systems (**EIFS**) - this would require a specialist inspection. EIFS has installation requirements different from hardcoat stucco which have been widely misunderstood. Many structures with EIFS exterior wall coverings have had EIFS applied by installers who were not qualified and defective installations are common.

If Exterior walls of the home were covered with a stucco-like system called Direct Applied Exterior Finish System (DEFS). This system uses a thin layer of plaster-like material applied over a solid substrate. It requires a specialist inspection and was not inspected.

TREC SOP - #535.228 - The inspector is not required to report cosmetic damage or the condition of floor, wall or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an extensive list of locations of deficiencies and water penetrations.

Sheetrock repairs and interior finishes tend to disguise evidence of water penetration. Intrusive inspection procedures were not performed due to the ownership of this property and permission from same. Moisture and biological testing are not part of this survey. If the client wishes to have such testing performed, on their behalf, IAQ testing can be performed.

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This survey includes a search for water intrusion events but should not be considered a mold or environmental inspection. This type of inspection can be performed at the buyer's options.

Slight cracks in the gypsum wallboard walls and ceilings, particularly at intersections or joints, and windows and door openings typically indicate that the residence has experienced a slight settlement of the framing and construction materials. Periodic repair of cosmetic distress should be considered a normal maintenance item and not necessarily indicative of a serious structural problem. This includes ripples under wallpaper and small wood trim separations. In addition, gypsum board cracks may become more numerous and wider with aging of the structure. The inspector did not determine the condition of the walls unless such conditions affect structural performance or indicate water penetration. In addition, safety concerns may be noted. The inspector did not confirm the presence (nor determine the extent or type) of insulation or vapor barriers in walls. Structural components concealed behind finished surfaces could not be inspected and only a representative sampling of visual structural components was inspected. Observations of surface coatings (including paint, applied stain and wall paper) are cosmetic observations, and are specifically excluded from this inspection. In addition, the inspector did not determine the condition of built-in cabinets. Assessing the quality and condition of finishes, particularly interior, is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color were outside the scope of this inspection.

Acoustic ceiling tile may or may not contain asbestos. Ceiling Tiles manufactured before 1980 may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the home. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborne as a result of cutting, tearing, or abrading a material. Acoustic tiles are best left in place. If another type of ceiling is desired, it is often installed over the existing tiles.

The General Home Inspection does not include identification of damage from- or the presence of- wood destroying insects (WDI). Although I may comment on obvious signs, as a courtesy, a WDI inspection would require the services of a qualified specialist (typically a pest control contractor).

FLOORING

The inspector is NOT required to climb over obstacles, move furnishings or stored items.

Older vinyl flooring (Vinyl floors manufactured before 1980) may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the home. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborne as a result of cutting, tearing, or abrading a material. Vinyl floors are best left in place. If another type of flooring is desired, it is often installed over the existing vinyl. Floor coverings were not removed / relocated for inspection. The inspector did not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicated water penetration. In addition, safety concerns may be noted. The second floor exposed structure/ exterior ceiling was covered with material prohibiting the visual inspection by the inspector. Special equipment or removal of the covering is required in order to properly inspect the

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floor joist and component, which falls outside the scope of a General Home Inspection. The inspector disclaims any and all responsibility for confirming the condition of any hidden deficiencies to the structure, it's members and or components.

NOTE: minor settlement or "hairline" cracks in garage or carport are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carport that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

DOORS / WINDOWS

TREC SOP - #535.228 - The Inspector is not required to determine the cosmetic condition of paint, stains, or other surface coverings. Operate a lock if the key is not available. Provide an exhaustive list of locations of deficiencies and water penetration. Exhaustively inspect insulated windows for evidence of broken seals. Exhaustively inspect glazing for identifying labels. Identify specific locations of damaged.

FIREPLACE

TREC SOP - #535.228 - The Inspector is not required to verify the integrity of the flue. Perform a chimney smoke test. Determine the adequacy of the draft. 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.

This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap have been properly or safely built. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under in-use conditions could not be evaluated. We recommend a complete fireplace inspection by a qualified "Fireplace Inspector" before operating this fireplace with either gas or solid fuel.

A full inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

PESTS

NOTE: As a standard, it is my recommendation that you engage a license wood destroying insect inspector to certify that there are not such insects making entry to this structure. This so because of this geographic location which is very conducive to such insect activity. Both FHA and the prevailing state adopted codes recommend good grading and drainage to help the foundation perform as it is intended to. Begin with 6-8 inches of slab exposure to dissuade insect entry and to allow for wall venting and aeration. This also includes slopes away from the foundation to a 10 foot point and then off the lot through the use of swales. The slope should be 6 inches fall in the 10 feet distance. Trenching, at the foundation, is not acceptable to gain slab exposure. This allows pooling at the foundation, just as does negative (to the foundation slope) drainage. Such

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conditions are conducive to foundation movement. Solutions to drainage correction are varied and include; gutters, downspouts, splash blocking, regarding, underground drains, swales, retaining walls, catch basins, retention ponds and even sump pumps among others. Conversely, drying perimeter soils are as significant a problem as poor drainage as it allows flexing of the foundation. Since the objective is to maintain equal soils moisture, dried or drying soils (thru evaporation) should be re hydrated liberally enough to compensate for the evaporation. We do not water the foundation, we water the perimeter soils. Happily the plants and grass also receive benefit from this regular watering. Partial soaker hoses and manual sprinklers help but the ultimate for your large investment is to install an irrigation system (automatic sprinklers) with controls. The controls, with a rain gauge, are much more dependable than human controlled watering efforts. A great publication entitled "Maintenance of Existing Foundations on Expansive Clay Soils" is available thru the Texas Agricultural Extension Service; A&M University, College Station, Texas 77843-7101.

ELECTRICAL

Due to the fact we cannot see behind the wall coverings to verify proper routing of electrical conductors, we disclaim that the wiring was run correctly from the service panel, throughout the house, not bundled together and properly secured.

CSST Bonding -The Inspector recommends that the potential Buyer should have the CSST gas system checked for proper bonding and grounding by a qualified licensed electrician and have the system checked for proper installation by a responsible master plumber and manufacturer's representative before purchasing this residence.

TREC SOP - #535.229 - 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. Conduct voltage drop calculations. Determine the accuracy of overcurrent device labeling. Remove covers where hazardous as judged by the inspector. Verify the effectiveness of overcurrent devices. Operate overcurrent devices.

A good maintenance practice to help ensure that the breakers stay limber and working properly, is to exercise all the circuit branch breakers every 2 - 3 years, turning them off and then back on 3-4 times per breaker. This will prevent them from getting stiff, dirty and or corroded, enabling them to work properly.

TREC SOP - #535.229 - The inspector is not required to inspect low voltage wiring. Disassemble mechanical appliances. Verify the effectiveness of smoke alarms. Verify interconnectivity of smoke alarms. Activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes. Verify that smoke alarms are suitable for the hearing impaired. Remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

Only readily accessible receptacles and fixtures were tested. Ground Fault Circuit Interrupter (GFCI) devices provide protection from shock or possible electrocution by detecting slight current leakage and "breaking" the circuit. GFCI protection is both a code (NEC) and a common sense requirement for all outdoor outlets, all bathroom outlets, garage outlets, any outlet in a pool or hot tub area, and all kitchen and bar outlets. Absence, improper installation, or improper operation of devices shall be reported as an existing or recognized hazard.

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Refrigerators and freezers, no matter where they are located, are two appliances that should never be plugged into a GFCI circuit. They have a habit of causing the protective device to trip, or turn off and may result in spoiled food. Arc Fault Protections Interrupters (AFCI) devices are required, as of IRC 2008, for all "lighting" circuits in all rooms as a protection against arcing. Arcing has been determined to cause most structure fires. The correct wattage bulbs should be utilized for all lighting fixtures. Proper wattage labels are typically located on the fixture. The inspection was made of the physical condition of electrical switches, switch cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable mode condition, was operated in at least one, but not necessarily every mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical components / systems, it is recommended that a Qualified Licensed Electrician be consulted. Furniture and storage items, if present were not relocated for inspection purposes. Electrical components concealed beneath finished surfaces could not be inspected.

If there is a NEST brand/ type doorbell installed on this house, needing WiFi in order to work, the Inspector disclaims the operation of the doorbell due to not knowing if the WiFi is active, allowing the doorbell to operate.

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

HEATING / COOLING

In the case of gas fired furnaces, the competency of heat exchangers can only be fully inspected by disassembly and removal of the exchanger then an inspection of the interior. A flame test was not performed by this inspector

Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual serving of the HVAC equipment may not allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span. The units were not tested outside their normal operating range and the integrity of heat exchangers, if present were not evaluated. This requires dismantling of the furnace and is beyond the scope of a visual inspection. The inspector did not determine the efficiency or adequacy of the systems. In addition, the inspector did not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. The inspector did not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

TREC LIMITATIONS III-A - The inspector is not required to program digital thermostats or controls; inspect for pressure of the system 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 stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;

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operate set back 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 the temperatures may cause damage to the 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 type of materials contained in insulation.

If the HVAC system was not in operation, turned off, when inspector arrived at property. We do turn on the system from the thermostat only for testing purposes. It is our practice to leave the HVAC system turned on at a reasonable temperature when we leave for the reason of proper air movement, moisture reclamation, and a constant environment for the interior of the structure. 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.

Any measurements or temperature noted in the report is in Fahrenheit and is only an estimate. The HVAC measurements were taken from the venting system return and supply registers, which is not as accurate as if the measurements were taken closer to the HVAC indoor handler. Further evaluation by a specialist is recommended if more accurate information about the system efficiency or performance is desired.

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.

If an access panel is not installed or present to view the evaporator, the inspector disclaims the condition and cleanliness of the evaporator.

IMC 501.2.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be location with the following minimum distances. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into buildings for all occupancies other than group U; and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

ENVIRONMENTAL AIR. Air that is conveyed to or from occupied areas through ducts which are not part of the heating or air-conditioning system, such as ventilation for human usage, domestic kitchen range exhaust and domestic clothes dryer exhaust.

Definition of "MECHANICAL AIR INTAKE" according to Mechanical Engineering. An air-intake is an opening through which air enter an engine or system, usually for combustion or cooling.

The inspector did not determine the efficiency, adequacy or capacity of the systems. The inspector did not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. The inspector did not operate venting systems unless the ambient air temperatures or other circumstances were conducive to safe operation without damage to the equipment. The systems were not dismantled for inspection and zoned air systems, if present were not inspected for operation.

Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant

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temperature differences between upper and lower levels.

Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.

You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past.

As of January 23rd, 2006, the Dept of Energy has mandated that all new home starts will have 13 SEER cooling equipment installed. This affects pre-owned homes as well. Should an A/C system require either a compressor or evaporator replacement, the whole system will likely have to be replaced particularly after parts stocks run out and if no adapters are developed to allow the evaporator and compressor to "talk" to each other. The home warranty companies surveyed indicate that they will NOT pay for this upgrade although it may be the only way to resolve the problem. They are selling an upgrade package that you may wish to look at. The size of the 13 SEER equipment may also be at issue in that it may require a larger space and/or a better structural resting place.

Annual maintenance of both the cooling and heating systems provides the occupant with adequate air conditioning and prevents hazards such as fire and carbon monoxide.

The inspector did not determine the efficiency, adequacy or capacity of the system(s).

Additional Comments:

On January 1st, 2010, the Environmental Protection Agency (EPA) placed into effect a ban of new HVAC systems using R-22 / Hydrochlorofluorocarbons refrigerant. A general phase out of R-22 systems is happening and will be completely eliminated by the year 2020. Leading up to that extinction, systems can still be serviced but R-22 will be extremely difficult to obtain and very expensive. Recommendation to check with your Home Warranty company for their coverage of replacement, OR planning and budgeting on your own for an upgraded system to the more non-ozone-depleting Freon. You may visit the following site for more information:

<http://www.epa.gov/ozone/title6/phaseout/22phaseout.html>

On September 26, 2016, the Environmental Protection Agency (EPA) announced that, under the EPA SNAP (Significant New Alternatives Policy) program, specific refrigerants including R134a and R410A can no longer be used in new chillers, effective January 1, 2024. This new rule, labeled Rule 20, was designed and targeted towards phasing out Hydrofluorocarbon refrigerants. HFC refrigerants include some of the most popular refrigerants used today such as R-404A, R-410A, and R-134a. In time the EPA will possibly allow a compatible replacement for these eliminated refrigerants. Possible replacements may include R-32 or H-41. For more information please visit -

https://www.epa.gov/sites/production/files/2015-08/documents/snap_regulatory_factsheet_july20_2015.pdf

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D=Deficient

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Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual servicing of the HVAC equipment may not allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span.

Individual wall units (if present) were not inspected.

The inspector did not program digital-type thermostats or controls or operate setback features on thermostats or controls. The inspector did not inspect the pressure of the system coolant or determine the presence of leaks in the system. In addition, the systems were not dismantled for inspection and no comment was offered on the efficiency or adequacy of the systems.

Zone control modules fall outside of the scope of a general home inspection and are therefore not tested or inspected. A full inspection and test of this system for proper functionality should be completed by a licensed qualified HVAC technician.

PLUMBING

While some water was run down the drains, this cannot simulate the waste flow characteristics of full occupancy. Unless specified, fixtures and vessels were not filled-to-capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain-test appears operational at this time. However, only a comprehensive water leak test, including hydrostatic testing, video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. It would be prudent to have the drain lines "video-scanned" or hydrostatic tested by a qualified licensed plumber prior to the expiration of the buyers option period or closing. IF either test is not done, you are accepting this drain waste system on an "as is" basis and may find repairs necessary in the future.

IF The house has been sitting vacant for an unknown period of time, allowing the plumbing to be unused. Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain-test appears operational at the time of inspection. **THE FOLLOWING SHOULD BE DONE BEFORE** the expiration of the Inspection Objection Deadline: Have a qualified licensed plumbing contractor check the entire plumbing system including the main sewer line from the house to the street or onsite sewage system with a video camera to check for obstructions or blockages to help eliminate water leaks and prevent a potential sewer back up once a family moves in. Only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant and the plumbing system is older, or there are prior known drain problems or large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to the expiration of the buyers option period or closing.

High water temperature may scald on contact. The inspector does not test water temperatures. Particular care should be taken of hot water dispensers installed at sink and lavatory locations. Some units appear to be water filter systems and scalding could occur. Plumbing components, which were not visible or not accessible were not inspected. For example: plumbing lines concealed by walls, storage (below lavatories), etc. The system was not observed for proper sizing, design, or use of proper materials. The inspector did not test water quality or potability. The effect of lead content in solder and or supply lines is beyond the

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scope of the inspection. Fixture supply or shut-off valves should be turned periodically to allow operation to turn water supply to a fixture off, if necessary. These valves are not typically tested for operation, as valves that do not turn under normal hand pressure are typically corroded. Excessive force may cause a leak or possibly break a valve stem. The inspector did not operate any main valves, branch valves or shut-off valves. The inspector did not inspect any system that has been shut down or otherwise secured. In addition, washing machine faucets and drains were not tested for operation and the inspector did not determine the effectiveness of any anti-siphon or backflow prevention devices. Laundry faucets and washer connections should be checked periodically for leaks and corrosion. Corrosion at faucets indicates small leaks that may turn into big leaks. In hard water areas, periodically clean the screens in the hose at the washer connections. Old worn hoses should be replaced to prevent bursting and flooding. Floor drains should be periodically checked for a possible blockage. For new construction, recently remodeled, or vacant homes (even for a short period of time), it is not unusual for the plumbing system to back up when the new owner occupies the structure. This is due to the fact that contractors building or remodeling the house use the plumbing system as a method of disposal, including cleaning supplies, paint, putty and anything else imaginable. Solids in the pipes tend to congeal as water drains from the pipes through lack of use and the solids can form barriers in the pipes. Before occupying the structure, you should repeatedly fill all plumbing fixtures in an attempt to ensure that the drains will operate once you and your family have moved into the property. In order to protect supply lines during extreme cold weather, it is necessary to utilize the following precautions:

> Turn off water at main supply valve and open all interior and exterior faucets and hose bibs.

> Keep the interior dwelling warm. It is typically recommended that the interior of the dwelling maintain sixty-five degrees Fahrenheit (65°) temperature.

> Leave any cabinet doors under sinks or lavatories open to allow heat circulation.

TREC SOP - #535.231 - The inspector is not required to operate any main branch, or shut off valve. Operate or inspect sump pumps or waste ejector pumps. Verify the performance of the bathtub overflow. Verify the performance of the clothes washing machine drains or hose bibs. Verify the performance of floor drains. Inspect any system that has been winterized, shut down or otherwise secured. Inspect circulation 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. Inspect inaccessible gas supply system components for leaks. Inspect for sewer clean outs. Inspect for the presence or performance of private sewage disposal systems. Inspect the quality, potability, or volume of the water supply. Inspect the effectiveness of the backflow or anti-siphon devices. 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. Determine the efficiency or adequacy of the unit. The inspector is not required to determine the adequacy of the self-draining features of the circulation systems.

Under section 22 TAC 535.228(e) (2) (A) of the Texas Real Estate Commission Standards of Practice effective September 7th, 2016 -" The Inspector is NOT required to report cosmetic damage or the condition of floor,

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wall, ceiling coverings; paints, stains, or other surface coatings; cabinets; or counter tops,..."

Since the area water supplies generally contain amounts of sediment, water heaters are in need of periodic maintenance. Flushing the sediment from the tank quarterly and checking the temperature and pressure relief valve annually are necessary. The T&P valve is a safety device that prevents over pressurization of the tank beyond its pressure limits. It generally requires annual replacement. Sacrificial anodes are not inspected and are usually fully used with 6 years of installation. Manufacturers recommend testing the water heater temperature and pressure relief valve routinely to insure that waterways are clear and the device is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove T&P valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that valves, which have not had been properly maintained or are in excess of 3 years of age do not reseat themselves or may later begin to leak. The danger of a defective T&P valve is that water in a closed system (water heater tank) and under pressure has a much higher boiling point, which varies with pressure. Super-heated water above 212° possesses latent heat energy which, when exposed to atmospheric pressure, flashes into steam and creates explosive energy. At only 50 psi, at which point water flashes into steam at 297°, the energy if liberated by rupture, equals more than one-pound of nitroglycerin.

IF galvanized pipes are present - Galvanized Steel pipes are subject to deterioration caused by a number of factors, including the age of the pipes. Because the deterioration begins inside the pipe, a leak is the final evidence of a problem, not the first. Buried pipes, pipes within walls, inaccessible or concealed attic spaces including those pipes covered with insulation cannot be inspected. The inspector recommends that a qualified, licensed plumbing contractor further evaluate the plumbing system, DURING YOUR OPTION PERIOD for recommendations for repair or replacement. Otherwise, you are accepting this piping on an "as is" basis and may find repairs necessary in the future.

IF PEX tubing is present - The water supply lines installed were PEX, a cross-linked polyethylene material. Developed in the 1960's, PEX tubing has been used in many European countries for plumbing, radiant heating and snow melt applications since that time. It was accepted by American Building Codes in the early 1980's. It is impossible to determine whether all fittings/connections are accessible and have been evaluated by this inspector. Serviceability of this water supply system cannot be guaranteed and no warranty is provided by the inspector.

APPLIANCES

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

TREC LIMITATIONS V: The inspector is not required to operate or determine the condition of other auxiliary components or inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

It goes beyond the scope of a General Home Inspection to move or operate

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the washer and dryer, test or check the supply and drainage plumbing, and or disassemble or remove any component of the dryer vent or tube. Due to the extreme possibility of a fire from built up lint in the dryer vent, possible leaks in the supply line or improper vent tube, Inspector recommends that the client hire a qualified contractor to evaluate hook ups and clean the dryer tubes and vents before they hook up or operate a dryer.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
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.

Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	<ul style="list-style-type: none"> • No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay. • The visible sub-floor in the crawl space was not insulated from the elements of outside. This condition will promote early decay of the flooring, an increase or decrease in temperature inside, and allow moisture to infiltrate the sub-flooring potentially allowing unwanted conditions such as micro bacterial growth. • One of more support columns/ piers are observed to be leaning. Recommend further evaluation by a foundation company and repair or replacement as needed to secure structural support. • The home had uneven floor framing not unusual in a home of this age, of this quality, located in this area. • Damaged to floor joists should be repaired by a qualified contractor. • Floor joist had less than the recommended 1.5 inches of bearing at their end. The inspector recommends additional bearing be provided. • Evidence of foundation slope is evident throughout the structure. Recommend a qualified, licensed foundation company to evaluate, assess and offer remedies for possible repairs as needed before your Inspection Objection Deadline has expired.
Page 7 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Plants and bushes need to be trimmed back away from the structure by at least 6" inches. Trees also should be trimmed back at least 12" inches, especially above the roof. • The inspector observed holes in yard that could potentially hurt or cause injury to a person or animal.

Page 9 Item: C	Roof Covering Materials	<ul style="list-style-type: none">• Asphalt shingles on portions of the roof on this structure were installed on roof slopes having less than 2 & 12 minimum slope required by manufactures for the warranty to remain in effect. Due to the low slope of the roof being under 2/12, the roof covering is improper for this application. A modified bitumen, thermoset single ply, liquid applied, rubber or a sprayed polyurethane foam roofing should be used to keep water from infiltrating the structure. This present condition highly increases the chance of leakage in this area.• The roof had several cracked, damaged and/or broken shingles, that should be replaced to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent damage like decay, or development of microbial growth such as mold.• Multiple deteriorated and or damaged shingles observed at the ridge cap. Recommend replacing the ridge caps to ensure proper water shed and protection to structure below.• Exposed nail heads are evident and should be sealed to avoid water penetration.• A Tree is touching the roof and should be trimmed back to eliminate premature wear on the roof covering.
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Page 11 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • The occupant's belongings blocked access to the attic access hatch and the attic was not inspected. Moving the occupant's belongings exceeds the scope of the General Home Inspection. Because defective conditions may exist in the attic, the Inspector recommends that it be inspected by a qualified inspector after access has been provided. • The attic ladder was damaged where the door connects to the folding ladder • Some areas of attic sheathing are blackened, and inspectors cannot determine cause (soot, prior heat damage, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we recommend contacting a lab-certified company to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. • One or more bathroom exhaust vents terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold development. The Inspector recommends correction by a qualified contractor. • No air intake vents were installed in the attic at the time of the inspection. Intake vents are ventilation devices installed low in the attic roof that introduce cool air to the attic to replace hot air exhausted through ventilation devices installed high in the roof. This airflow through the attic removes excessive heat and moisture. Without a fresh air intakes installed low in the roof, the existing ventilation devices are relatively ineffective. The Inspector recommends that intake ventilation devices be installed low in the roof to improve overall attic ventilation.
Page 12 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry. • Damage to trim above a window in the bedroom were visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent.

Page 13 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • At the time of the inspection, wood laminate floors had areas of visible moisture damage. • Floor slopes are apparent. This condition could indicate greater than normal movement within the structure and potential structural problem could exist. • Sagging floors are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems could exist. • There are areas of concern in the sub flooring that move and sink when pressure is applied compromising the support of the sub flooring / soft spots! Due to the floor covering, inspector cannot visually see damage or issues. Inspector recommends that further investigation of these areas should be completed before your option period has expired.
Page 14 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • At a door to the left of the house, the deadbolt did not align with the hole in the strike plate, making the deadbolt impossible to operate. • Daylight visible around exterior doors was apparent at the time of the inspection. Methods used to prevent exterior leakage at doors typically can be resolved by adjusting the striker plate on the door jamb. Homes without effective seal against air leakage at doors will incur higher annual heating/cooling costs and occupants may experience lower comfort levels than with a similar home with doors effectively weather-sealed. • At the time of the inspection, the threshold lacked adequate support at an exterior door at the of the home. • Door hardware at the bathroom door was loose and should be repaired to operate properly.
Page 15 Item: H	Windows	<ul style="list-style-type: none"> • It is desirable to replace window screens that are missing. This present owner should be consulted regarding any screens that may be in storage. • Window trim in the home exhibited moderate damage or deterioration. • One or more windows did not lock / latch. Recommend repair for safety purposes.

Page 16 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Spaces between deck guardrail balusters, beneath the guardrails or at the sides of the guardrails were too wide. Safe building practices dictate that a 4 inch sphere may not pass through the handrail at any point. This condition is hazardous to small children. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards. • Horizontal deck guardrail components made the guardrail assembly climbable. Safe building practices dictate that the guardrails should not be climbable. This condition may be hazardous to small children. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards. • Handrail design made the handrail climbable at this deck staircase. Safe building practices dictate that the handrail should not be climbable (especially by children). This condition may be hazardous to small children. • This deck staircase did not meet generally-accepted modern safety standards that give the proper the size and dimensions of a graspable handrail. • Treads at the exterior staircase sloped more than the 1/4-inch per foot maximum recommended by generally-accepted current standards. This condition is a potential trip hazard. • Tread(s) at the exterior staircase were cracked or damaged and needed repair at the time of the inspection. This condition is a potential trip hazard. • At the exterior staircase, the greatest riser height exceeded the lowest riser height by more than the 3/8 of an inch limit recommended by generally-accepted current standards. This condition is a potential trip hazard. • Exterior stair risers exceeded the 7³/₄-inch maximum recommended by generally-accepted current standards. This condition is a potential trip hazard. • Spaces between handrail assembly balusters exceeded 4 3/8 inches at the open side of this exterior staircase. Safe building practices dictate that a 4 3/8-inch sphere may not pass through the handrail at any point. This condition may be hazardous to small children.
Page 18 Item: M	Kitchen Cabinets	<ul style="list-style-type: none"> • The floor of the kitchen sink cabinet exhibited damage from past moisture intrusion. The moisture meter showed no elevated levels of moisture present in the floor at the time of the inspection indicating that the source of the leak has been repaired.
Page 19 Item: N	Driveway, Sidewalk, Flat work	<ul style="list-style-type: none"> • There are locations in the sidewalks that the concrete has shifted, creating uneven areas that are above 1/4" rise and are creating a possible trip or fall hazard to an individual, potentially causing severe or serious injury.

ELECTRICAL SYSTEMS

Page 21 Item: A

Service Entrance
and Panels

- Numerous defective electrical conditions observed by the Inspector indicated a need for a comprehensive inspection of the entire home electrical system by a qualified electrical contractor.
- The label identifying the main breaker was missing from the service panel. The service panel should contain a clearly-marked label identifying the main breaker so that in an emergency, the main power can be quickly shut off.
- The manufacturer's label for the service panel was illegible. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this illegible label.
- The dead front cover of the service panel was missing screws at the time of the inspection. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.
- The Circuit Directory label identifying individual electrical circuits was missing from the service panel. 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.
- There are white conductors in the panel that should be labeled as ungrounded conductors with any color except white or green.
- In the service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected.
- Circuit breakers in the service panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard.
- Neutral wires and Ground wires are placed together in the same lug on the buss bar.
- In the service panel, multiple neutral conductors were installed in a single hole in a bus bar. This condition is improper. Widely-accepted common safety standards mandate that only one neutral conductor terminate in each hole in a bus bar.
- One or more rusted breakers are present and should be replaced. Recommend licensed electrician to evaluate the cause for the rusty breakers, and repair as needed.

Page 24 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Wiring exposed on exterior finishes should be relocated or protected by a rigid conduit • A junction box installed at the home exterior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed. • Several exterior lights are inoperative at the time of inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture , wiring or the switch. These light fixtures should be re-tested after the bulb is replaced. If after the bulb replacement the fixture still fails to respond to the switch, this condition could be a potential I fire hazard. • The doorbell was inoperable at the time of the inspection. • An electrical receptacle in the bathroom when tested is indicating no ground present. Recommend a qualified licensed electrician to evaluate and repair as needed. • At the time of the inspection, an electrical receptacle cover plate was missing in the kitchen. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. • An electrical receptacle in the laundry area was improperly secured and moved when a plug was inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. • Wires have been improperly spliced and terminated - This conditions poses a Safety and FIRE HAZARD! • A 125-volt single phase, 15 or 20 ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25' feet. • One or more light fixtures are missing a diffuser and should be replaced.
Page 26 Item: C	Smoke / CO detectors	<ul style="list-style-type: none"> • There are fire or smoke detectors missing or not present in all locations required. Alarms are required in each sleeping room and directly outside each sleeping area in the immediate vicinity. A smoke alarm is also required in the room containing a fireplace. SAFETY HAZARD! All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed. • There is one or more current smoke detectors that are inoperative. SAFETY HAZARD!
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 27 Item: A	Heating Equipment	<ul style="list-style-type: none"> • The air handler/ furnace unit was inaccessible to the inspector and was not inspected and claims no responsibility or recourse of the unit or its components. Inspector recommends that before your option period expires to have a licensed qualified HVAC contractor gain access and evaluate the system.

Page 28 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • The air handler / evaporator unit was inaccessible to the inspector and was not inspected and claims no responsibility or recourse of the unit or its components. Inspector recommends that before your option period expires to have a licensed qualified HVAC contractor gain access and evaluate the system. • There was no electrical disconnect at the air-conditioner condenser cabinet. A disconnect is required unless the condenser is within fifty feet of and within the line of sight of the main electrical panel. The inspector recommends installation of an electrical disconnect. • The condensate pipe had improper slope and may not drain properly. The Inspector recommends correction. • The secondary drain should run from the auxiliary drip pan to the exterior of the house and terminate in a conspicuous location, over a window or door and noticeable from the interior of the house.
Page 30 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • One or more air filters for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: <ul style="list-style-type: none"> - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home. • There is one or more duct tubes that are touching and should be separated by at least one inch, 1", to allow air passage between them, eliminating the possibility for moisture to accumulate.

PLUMBING SYSTEMS

Page 31 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • It is recommended that a backflow preventer device be added to the hose bib(s). (i.e. vacuum breaker/ anti-siphon device) • The bathroom sink faucet was loose and should be mounted more securely. • The toilet in the primary bathroom ran continuously at the time of the inspection. This usually indicates a failed flapper valve, the need for float mechanism adjustment or water leaking from the water tank into the bowl. The Inspector recommends correction to avoid wasting water. • In the primary bathroom, the toilet handle did not return to position, indicating that components in the tank need adjustment or replacement. • In one or more of the bathrooms, the toilets were loose at the floor and should be tightened down or re-attached to avoid sewer gases escaping or potential water damage to the floor. • There is no sealant present around the base of one or more of the toilets, sealing it to the floor. This condition can allow both water leakage and potential escaped sewer gases to enter the living space.
Page 33 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Drain, waste and/or vent pipes visibly leaking under structure at the time of the inspection should be repaired to prevent the development of unhealthy conditions. • The bathroom sink was slow to drain. • Water drainage at the tub in the bathroom, primary bathroom appeared to be inadequate. This could be due to a clogged trap but also may indicate a blockage of the waste pipe. • Waste pipes visible in the under structure were improperly sloped. This condition may result in improper drainage, pipe blockage or damage. • Supports for the ABS or PVC waste pipe visible in the under structure were located too far apart. The maximum support spacing recommended by generally-accepted modern plumbing standards is 4 feet.
Page 34 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • At the time of the inspection, the occupant's belongings blocked access to the water heater.

APPLIANCES

Page 34 Item: A	Dishwashers	<ul style="list-style-type: none"> • Excessive amounts of debris/ waste were noted in the bottom of the dishwasher. • The dishwasher appears to have been lacking maintenance.
Page 35 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> • The food waste disposer appeared to be inoperable at the time of the inspection.

Page 35 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, electrical service may be needed. • The exhaust fan appeared to be inoperable at the time of the inspection.
Page 36 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • Anti-tip bracket for the slide in range was not installed, a child standing on the open oven door could overturn the range causing an unsafe condition creating a LIFE SAFETY HAZARD! This should be repaired immediately!
Page 37 Item: E	Microwave Ovens	<ul style="list-style-type: none"> • The microwave oven was inoperative at the time of inspection. This should be further investigated and repairs undertaken, if necessary.
Page 37 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • One or more bathroom exhaust vents terminated in the attic instead of at the home exterior. This condition is improper and will introduce excessive amounts of moisture to the attic space. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the home exterior.
Page 37 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> • There is no dryer venting existing at present location. The condition is improper and could result in excessive amounts of moisture in the living space. Excessive amounts of moisture will most likely cause premature failure and damage to the homes' interior, structure and unit installed in the home. It also may promote or encourage the growth of microbes such as mold. Dryer vents should extend and terminate through the roof or sidewall to the exterior.