

Report Identification: 224 Calvit Hempstead, TX. 77445

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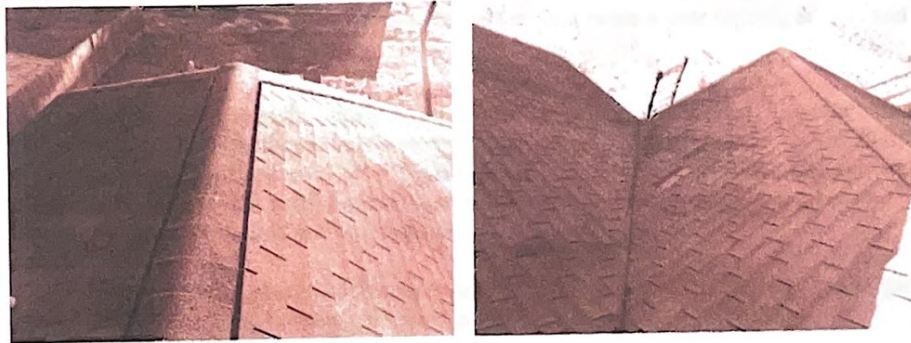
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No gutters were observed around the perimeter of the structure, it is recommended that gutters be installed to control the water runoff the at the roof line.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked roof.



Comments:

Roof inspections are limited to the visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely as determined by the inspector and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects) may not be apparent at the time of the inspection therefore the inspector cannot guarantee that the roof will be free from leaks/defects, nor can the inspector determine the life expectancy of the roof.

If the roof was not walked due to the reason/reasons as stated above the inspector recommends that the roof be further evaluated/inspected by a qualified roofer prior to closing. The inspector cannot be liable for any damage/leaks or repairs to the roof after the original date of the inspection.

This report is based on the general condition of the roof at the time of the inspection. Keep in mind roof materials have a limited life and need regular maintenance/repairs. It is opinion of the inspector that the roof and rain gutters should be kept clear of all debris and monitored on a continual basis to prevent possible future water penetration.

The inspector shall: Inspect the roof covering materials from the surface of the roof; Report the type of roof coverings, vantage point from where the roof was inspected, evidence of water penetration, evidence of previous repairs to the roof covering material.

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**flashing details, skylights and other roof penetrations and report as deficient deficiencies in: Fasteners, adhesion, roof covering materials, flashing details, skylights and other roof penetrations.**

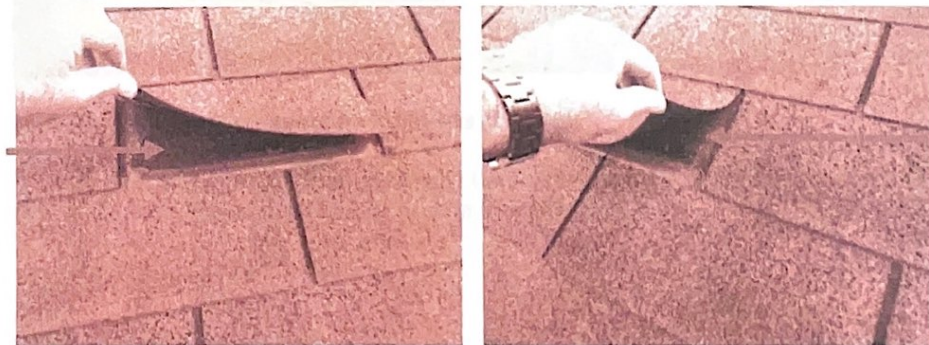
**The inspector is not required to: Inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector: cannot safely reach or stay on the roof; or significant damage to the roof covering materials may result from walking on the roof.**

The homeowner and/or seller's disclosure should be consulted regarding the exact age of the roof covering. It is important to inspect the roof at least twice a year (spring & fall) and after heavy storms.

Roof covering/materials appeared to be functioning as intended however there were deficiencies as described below. It's recommended due to the deficiencies below that the roof be further evaluated/inspected by a qualified roofer prior to closing. It's also recommended that the budgeting for roof replacement in the future be considered & that the roof be monitored during times of rain to determine if any leaks are present.

The type and installation of roof fasteners are not inspected from the roof top due to the possibility of damaging the roof covering as a result lifting the roof covering.

The shingle adhesion is not properly secured & the shingles can be easily lifted in some areas. This is of concern due to potential wind damage.



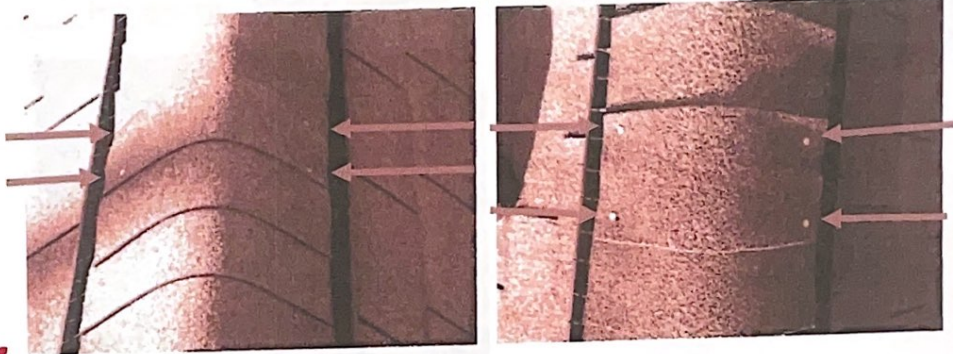
Multiple exposed nail heads were observed in some areas. Recommend sealing all exposed nail heads.

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Damaged/missing shingles were observed on the front left side of the roof. Recommend repair/replacement.



Shingle granule loss exposing asphalt was observed.



Nail backing out of roof decking pushing the flashing upward was observed on the right side of the roof. Recommend driving back in & sealing.

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Satellite dishes were observed mounted to the roofs surface. Satellite dishes mounted directly to the roofs surface should be properly sealed & monitored on a continual basis to prevent moisture penetration. If/when the dish is removed recommend sealing all penetrations to prevent moisture penetration.

**D. Roof Structures and Attics**

**Attic viewed from:** Entered attic space

**Attic access location:** Hallway

**Attic structure consisted of:** Rafters, Collar Ties, Joists, Bracing & Purlins

**Rafter Size/Spacing:** 2" x 6" w/varied spacing

**Attic ventilation consisted of:** Ridge Vents & Soffit Vents

**Insulation type:** Blown

**Approx. Average Thickness of Vertical Insulation:** Unknown, not accessible.

**Approx. Depth of Insulation:** Approx. 6" where accessible.

Comments:

**The inspection of the roof structure and attic is performed via visual observation of the areas and components which are safely accessible at the time of the inspection.**

**The inspector shall: Report the vantage point from which the attic space was inspected, approximate average depth of attic insulation, evidence of water penetration, report as**

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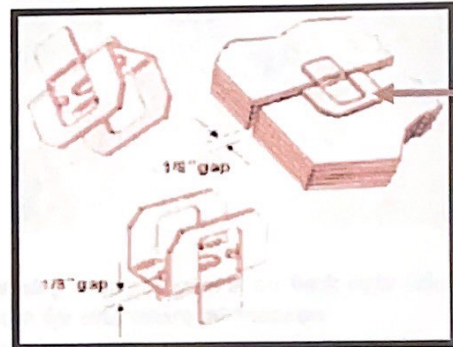
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**Deficient: Attic space ventilation that is not performing, deflections or depressions in the roof surface as related to adverse performance of the framing and decking, missing insulation, deficiencies in installed framing members and decking, attic access ladders and access openings and attic ventilators.**

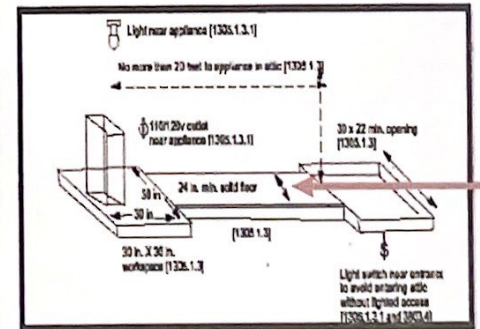
Roof structure/attic appeared to be stable and functioning as intended however this was a limited visual inspection & there were deficiencies observed as described below.

This was a limited attic inspection due to limited access & due to some areas were obstructed by duct work, equipment and insulation and were not accessible which limits the overall inspection of the roof and attic structure.

- Metal clips/roof deck spacers are missing between the roof decking in some areas.



- The attic does not solid flooring at least 24" wide for access to the appliances where access is required & does not have a 30" wide by 30" deep work area along all sides of the appliances where access is required.



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- The attic access ladder is missing fasteners. Recommend installing fasteners as per manufactures specifications.
- The attic space does not appear to have adequate insulation. Recommend adding insulation to help reduce energy cost.

Existing/previous moisture penetration/staining was observed in the attic decking by the HVAC equipment. A moisture reading was performed in the accessible area & no moisture was detected at the time of the inspection.



Existing/previous moisture penetration/staining were observed at the back right side of the attic however the inspector was unable to get to the area where the moisture penetration/staining was observed & could not determine if an active leak was observed. Recommend further evaluation.



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**The inspector shall report evidence of water penetration. Report as Deficient the absence of performing emergency escape and rescue openings in all sleeping rooms, deficiencies related to structural performance or water penetration, claddings, water resistant materials and coatings and flashing details and terminations.**

**Exterior Walls:**

**Type:** Cement Board Siding & Cement Board/Wood Trim

Exterior walls are functioning as intended however this was a limited visual, non-destructive exterior wall inspection. There were deficiencies observed as described below.

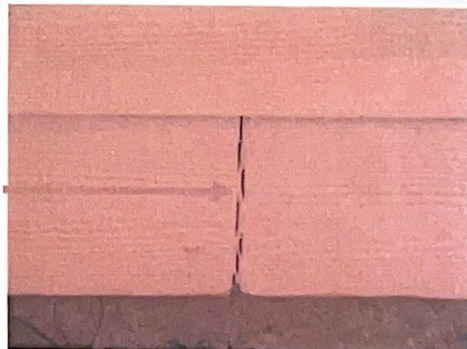
Minor damage/decay to siding/trim was observed in some areas around structure. Recommend repairing/replacing as needed.

X



Deteriorated caulking/sealant was observed in some areas. Recommend sealing as needed.

X



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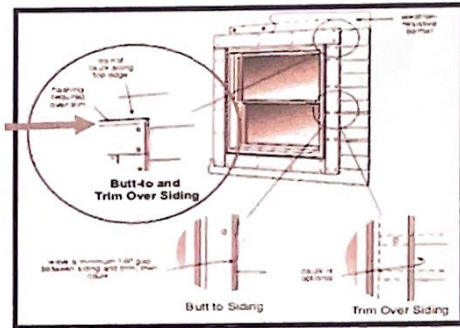
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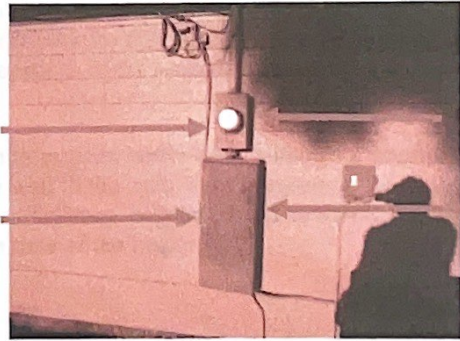
Flashing is not installed above the horizontal trim board on the front side of the structure. Flashing is required above all continuously projected trim.

~~8~~



Recommend sealing all exterior penetrations to prevent possible moisture penetration including but may not be limited to: Electrical penetration, exhaust vents, doorbell, electrical panel/disconnect/conduit penetrations.

X



The shutters at the front left & front right sides of the structure are not properly secured to the wall.



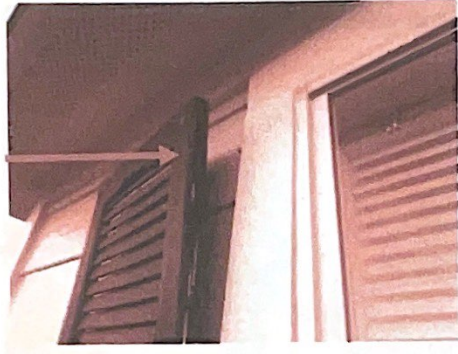
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**Interior Walls:**

**The inspector shall report evidence of water penetration. Report as Deficient deficiencies related to structural performance or water penetration and the absence of or deficiencies in fire separation between the garage and the living space and between the garage and its attic.**

Interior walls are functioning as intended however this was a limited visual, non-destructive interior wall inspection however there were deficiencies observed as described below.. A moisture reading was performed at various locations & the levels were within the acceptable range.

A thermal imaging camera was used at the exterior walls from within the interior of the structure & an anomaly was observed in the wall in the back right bedroom at the time of the inspection possibly due to missing insulation/moisture penetration. A moisture reading was performed & no moisture was detected at the time of the inspection.

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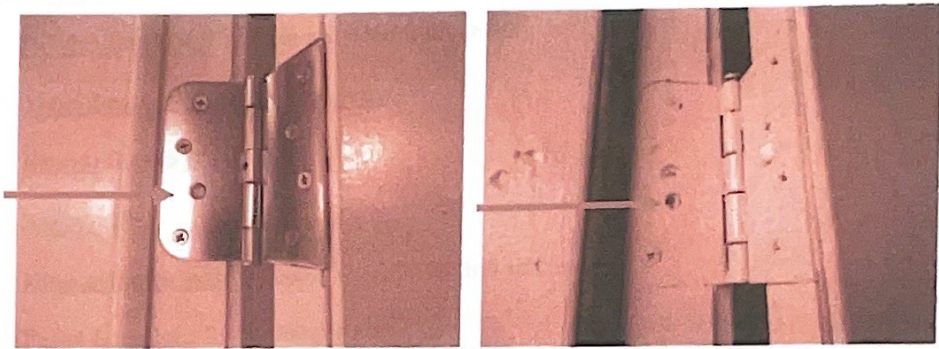
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The front & back doors are missing fasteners at the hinges. Recommend replacing.

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Damaged/decayed door was observed at the base of the door leading into the exterior storage area. Recommend repair/replacing.

X



Damaged weather stripping was observed at the door leading into the exterior storage area. Recommend replacing.

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**Service Entrance:** Service provided from above.

**Main Panel (Service Disconnect):**

**Brand:** Square D

**Amps:** 200

**Type of feeder wire:** Copper 3 wire 120/240 service

**Panel Location:** Right side exterior

The dead front was removed and the interior of the panel was inspected.

Breakers are not properly labeled. Recommend labeling as required.

All "hot" wires on breakers should be red or black. Any other color wire should be painted or taped black to indicate that it is "hot". One or more white (neutral) wires are being used as hot wires without being properly marked.



The grounding electrode is not flush with the ground. Since grounding electrodes are typically 8' long and are required to be driven 8' feet into the ground, it is recommended that the grounding electrode be driven flush with the ground or properly protected from damage/impact.



B. Branch Circuits, Connected Devices and Fixtures

**Type of Wiring:** Copper

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Comments:

The inspection of the branch circuits connected devices & fixtures is limited to the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.

The inspector shall manually test the installed and accessible smoke and carbon monoxide alarms, report the type of branch circuit conductors. Report as Deficient the absence of ground-fault circuit interrupter protection in all bathroom Outlets, garage Outlets, outdoor Outlets, crawl space Outlets, unfinished basement Outlets, kitchen countertop Outlets and Outlets that are located within six feet of the outside edge of a sink.

The failure of operation of ground-fault circuit interrupter protection devices, missing or damaged Outlet, switch or junction box covers. The absence of equipment disconnects, appropriate connections, such as copper/aluminum approved devices, if branch circuit aluminum conductors are discovered in the main or sub-panel based on a random sampling of accessible Outlets and switches. Deficiencies in Outlets, switches, bonding or grounding, wiring, wiring terminations, junction boxes, devices, and fixtures, including improper location, doorbell and chime components, smoke and carbon monoxide alarms, improper use of extension cords, deficiencies in or absences of conduit, where applicable and the absence of smoke alarms in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms and in the living space of each story of the dwelling.

Electrical Fixtures:

Electrical fixtures appeared to be functioning as intended however there were deficiencies as described below.

(Ground Fault Circuit Interrupter, a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit)

GFCI Protection: (Safety Protection)

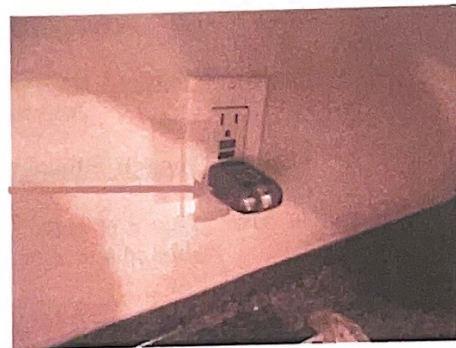
Kitchen: Yes/No (GFCI reset located in the kitchen)

GFCI outlets in the kitchen have reversed polarity & would not trip when tested. This is a safety issue, it is recommended that the outlet be repaired/replaced.

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**Dishwasher Outlet:** Not present

**Attic Outlet:** No

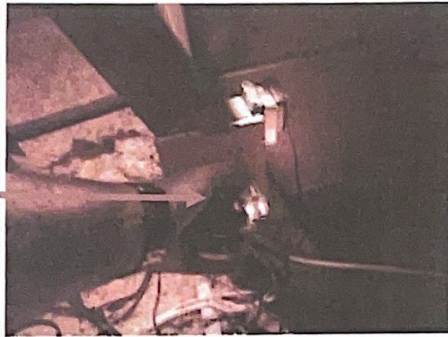
This is a safety issue as required by today's standards. It is recommended that GFCI protection be added.

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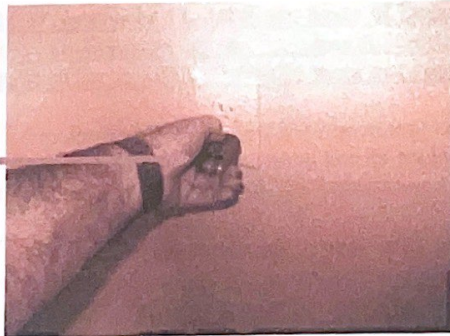
**Bathrooms:** Yes (GFCI reset located in the each bathroom)

**Outlets Located Within 6' of the Outside Edge of a Sink, Shower, or Bathtub:** Not present

**Laundry Room/Closet:** No



This is a safety issue as required by today's standards. It is recommended that GFCI protection be added.



**Jetted Bathtub:** Not present



**Exterior:** Yes/No (GFCI reset located at the front porch outlet)

The back porch outlet is not GFCI protected. This is a safety issue, it is recommended that GCFI protection be added as required.

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**Accessory Building Outlets:** Not present

**Garage:** Not present

**AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.**

**As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection.**

X

Arc-fault protection (arc-fault breakers) is not present for electrical outlets as required by today's standards in the kitchen, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, & laundry.

X

The outlet in the exterior storage area is not GFCI protected. This is a safety issue, it is recommended that GCFI protection be added as required.

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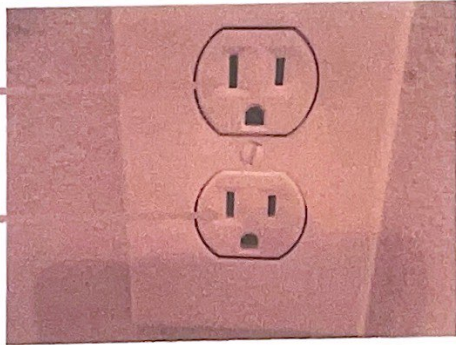
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The outlets less than five and a half feet above the floor are not tamper resistant as required by today's standards.



Unable to determine the presence of bonding at the piping system. Bonding of piping systems is required. Many jurisdictions prefer to have hot, cold & gas piping systems bonded together at the water heater. Furthermore, some require that a bonding jumper sized the same as the GEC be run from the water heater to the GEC or service. No such bonding was observed.

X

Condensing unit rated for a maximum 25 Amp. breaker however the panel is labeled with a 30 Amp. breaker. Recommend repair.