

# *Dukes Home Inspections*

## Property Inspection Report



97 Bird Farm Rd, Huntsville, TX 77320  
Inspection prepared for: Michael Hinks  
Real Estate Agent: Ryan Canada - Keller Williams Realty

Date of Inspection: 5/25/2022 Time: 1:00 PM  
Age of Home: 2008 Size: 2390  
Weather: Clear and 82 degrees  
Home faces west  
Home is furnished.  
Sellers present.

Inspector: Randall Heath Wilson  
TREC #25217  
Phone: 832-458-9377  
Email: randallhwilson@outlook.com



# PROPERTY INSPECTION REPORT FORM

Michael Hinks

*Name of Client*

5/25/2022

*Date of Inspection*

97 Bird Farm Rd, Huntsville, TX 77320

*Address of Inspected Property*

Randall Heath Wilson

*Name of Inspector*

TREC #25217

*TREC License #*

*Name of Sponsor (if applicable)*

*TREC License #*

## 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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

## TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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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

**A. Foundations**

- Slab foundation

Comments:

- In the inspectors opinion the foundation was performing as intended. If buyer has any concerns they should have a professional home leveler further evaluate it.

**B. Grading and Drainage**

Comments:

- Satisfactory at time of inspection.
- Recommend gutter system. It helps wick water away from home and helps prevent erosion.
- **Ponding water was observed at one or more areas around the structure.**



Front yard.



Back yard.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Ponding water was observed at one or more areas around the structure.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**C. Roof Covering Materials**

- Metal and/or aluminum roofing noted.
  - Viewed from the Ground with binoculars.
- Comments:
- If buyer has any concerns he or she should have a professional roofer to further evaluate the roofing system or ask seller.
  - Recommend all nails,penetrations,flashing be painted and caulked every three to four years. Asphalt or composition shingles have a service life from {15-30} years depending upon the shingle quality,installation and maintenance. Metal roofs tend to have { 25-35} year life.
  - Inspector could not access the roof due to either roofing material damage,rainy weather, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level and or eve with ladder. Also with homes being so close together is makes it hard to see ares of the roofing systems. If buyer has any concerns they should have a professional roofer further evaluate the system.
  - Vent pipes should be painted to protect them from UV rays.
  - Screws are rusty in multiple locations.
  - Soffits are sagging and or pulling apart in area or areas around the home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

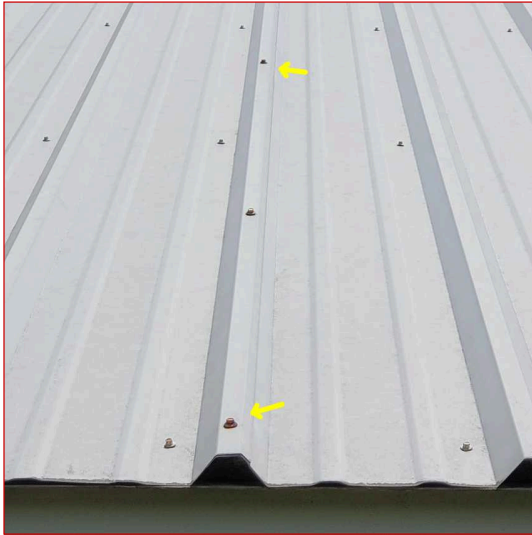
I	NI	NP	D
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*Vent pipes should be painted to protect them from UV rays.*



*Vent pipes should be painted to protect them from UV rays.*



*Screws are rusty in multiple locations.*



*West side.*



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I	NI	NP	D
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West side.



Soffits are sagging and or pulling apart in area or areas around the home.

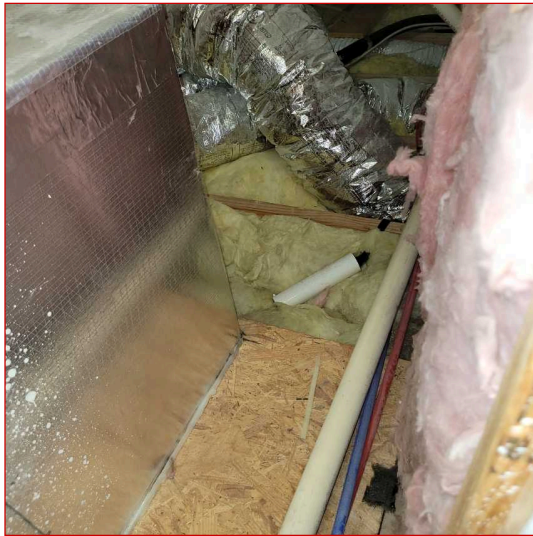
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### D. Roof Structure and Attics

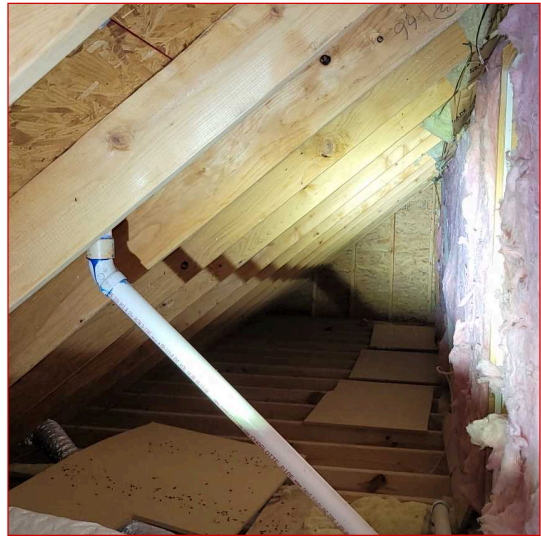
- Viewed from: Access hole.
- Fiberglass batt. insulation was noted.

Comments:

- No access. Or could not access due to small hole, personal items in the way.
- Light not working or no light in attic.



Insulation.



Roof structure.

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I	NI	NP	D
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**E. Walls (Interior and Exterior)**

- Exterior stone and grout walls noted.
- Exterior Hardiboard like {fiber cement} siding noted.

Comments:

- The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, window frames etc with an exterior grade elastomeric sealant. This is regular maintenance.
- The foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {12"}. The plant material may limit the Inspectors visual observation of the existing surfaces.(Regular home Maintenance ).
- Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes.
- Caulking needed at one or more places around the home/building. This is common maintenance.
- Damaged or missing board(s)noticed.
- There were no weepholes observed in the lower course of the masonry veneer in one or more areas of the structure. Under current building standards; there should be open weepholes not less than {3/16"} in diameter on the lower course of the masonry wall and spaced no more than {33"} apart to drain excess water from the interior of the wall voids.
- The exterior stone has some deterioration and/or damage.
- Cracks noted on interior walls.
- Multiple penetration areas noted around the home. These areas need to be sealed.



West side.



South side.

I=Inspected

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I	NI	NP	D
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*East side.*



*North side.*



*The exterior stone has some deterioration and/or damage.*



*Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes.*

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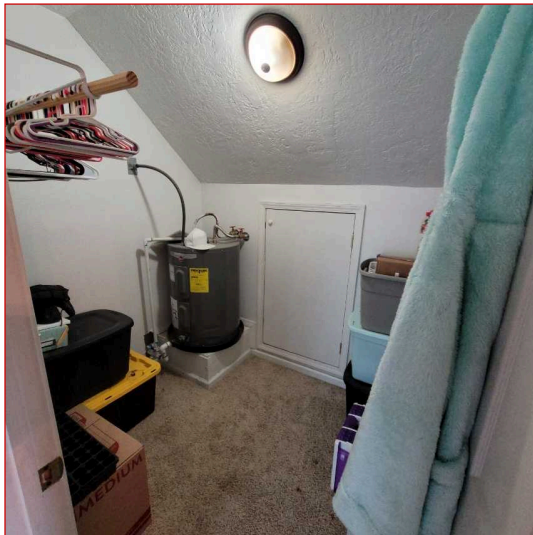
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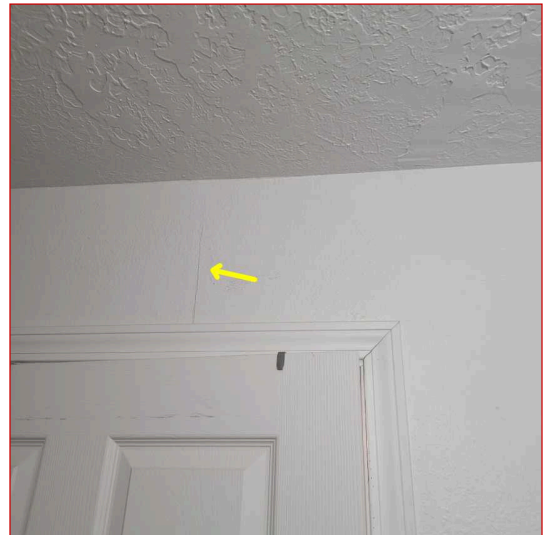
Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes.



Upstairs room.



Upstairs closet.



Cracks noted on interior walls.

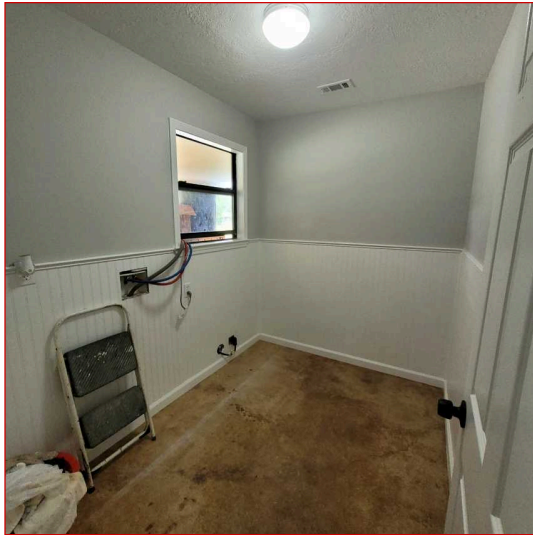
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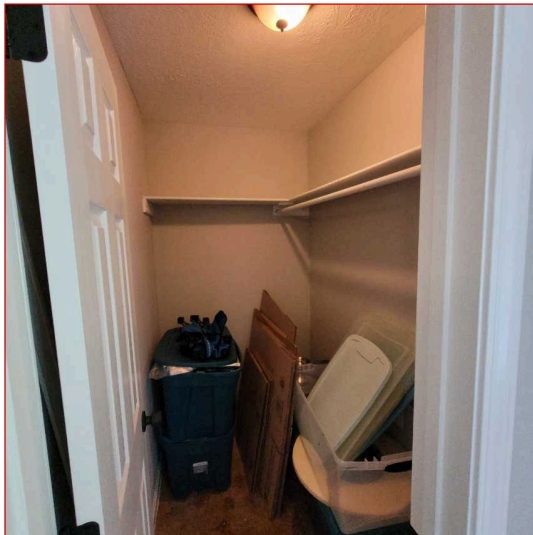
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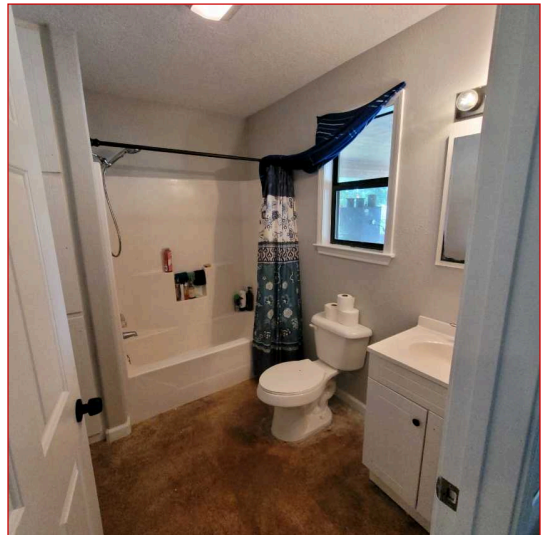
*Laundry room.*



*Bedroom.*



*Bedroom closet.*



*Guest bathroom.*

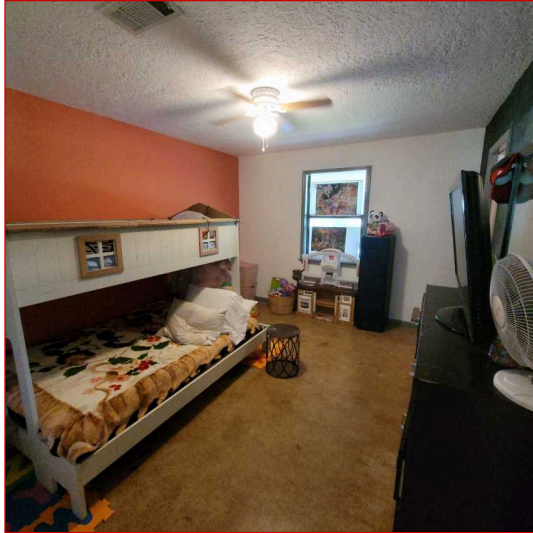
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NI=Not Inspected

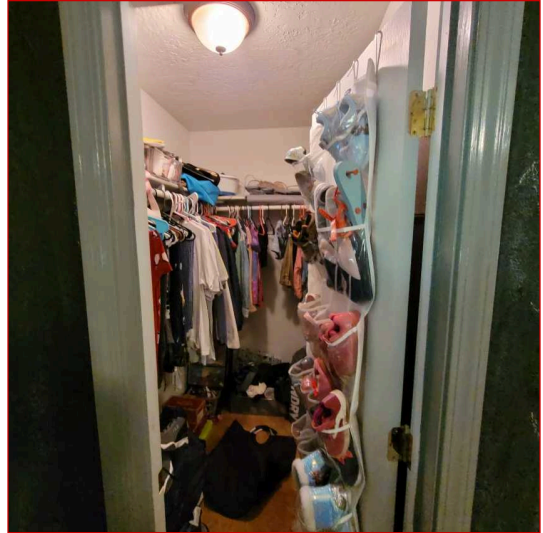
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D=Deficient

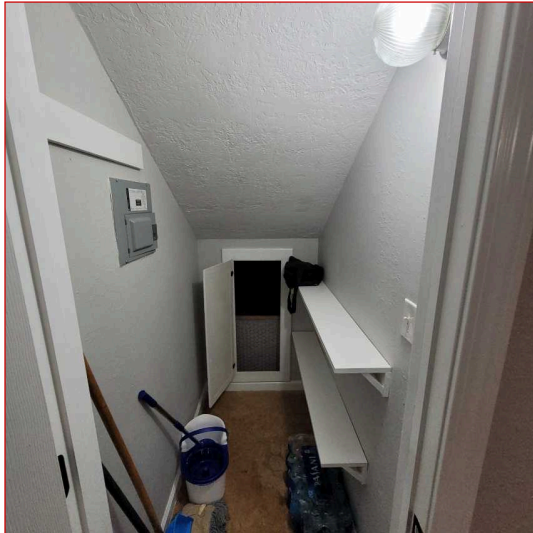
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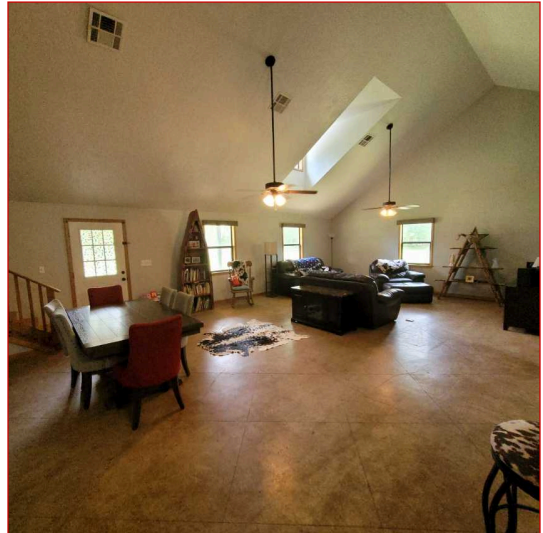
*Bedroom.*



*Bedroom closet.*



*Under stairs storage.*



*Living and dining room.*

I=Inspected

NI=Not Inspected

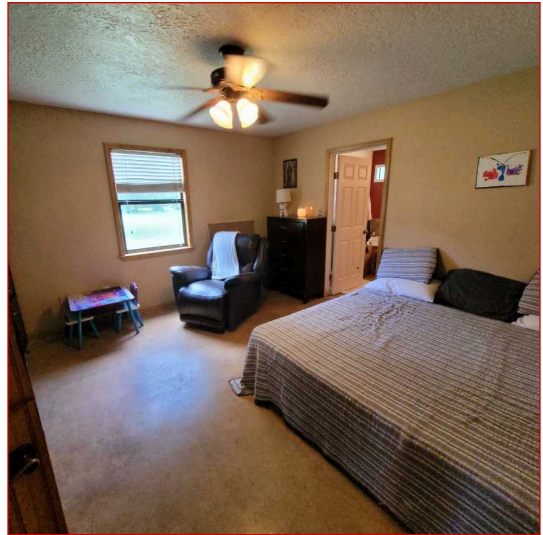
NP=Not Present

D=Deficient

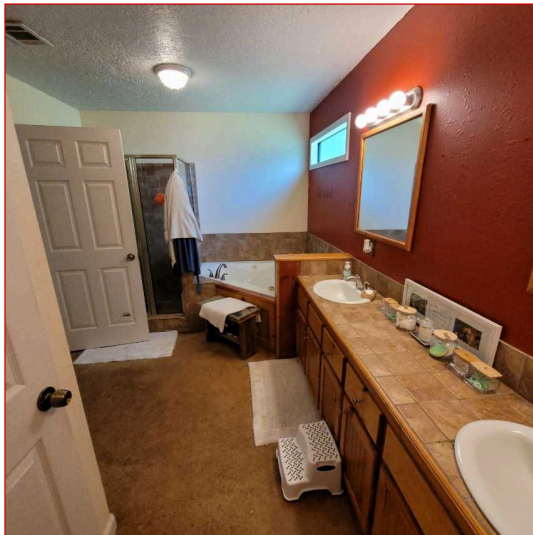
I	NI	NP	D
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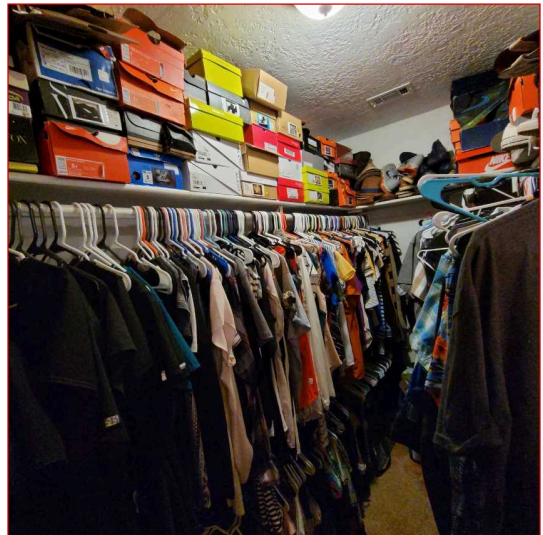
*Kitchen.*



*Primary bedroom.*



*Primary bathroom.*



*Primary closet.*

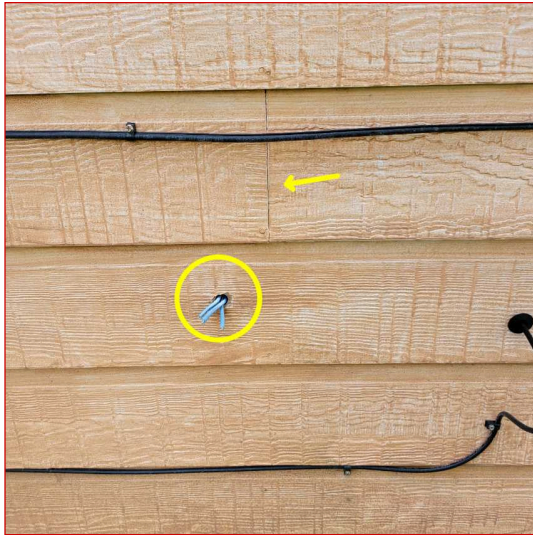
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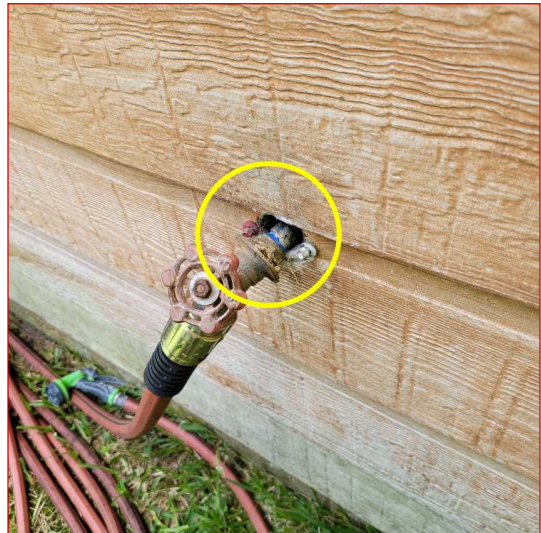
I	NI	NP	D
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*Caulking needed at one or more places around the home/building. This is common maintenance.*



*Damaged or missing board(s)noticed.*



*Multiple penetration areas noted around the home. These areas need to be sealed.*



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I	NI	NP	D
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*There were no weepholes observed in the lower course of the masonry veneer in one or more areas of the structure. Under current building standards; there should be open weepholes not less than {3/16"} in diameter on the lower course of the masonry wall and spaced no more than {33"} apart to drain excess water from the interior of the wall voids.*

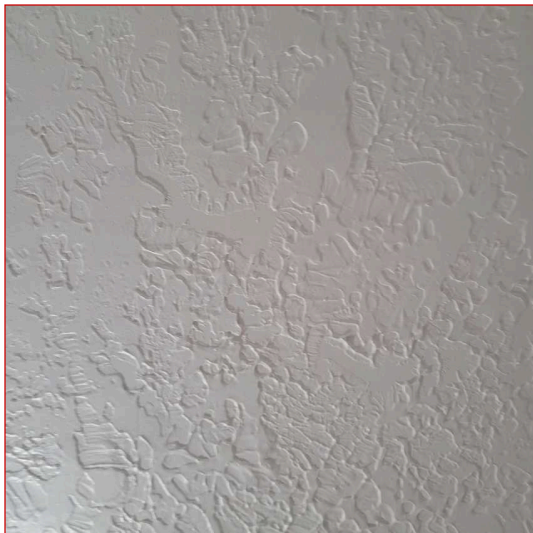
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### F. Ceilings and Floors

- Ceiling is made of drywall with popcorn and/or texture finish.
- Floors had carpet covering in various locations.
- Floors are cover with wood.
- Floors concrete.

Comments:

- Carpet is stained in multiple areas.
- Repairs noted.
- Crack(s) noted at one or more areas around the home.
- Floor cracks noted in multiple areas.



Ceiling.



Carpet flooring.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Wood flooring.*



*Carpet is stained in multiple areas.*



*Crack(s) noted at one or more areas around the home.*



*Concrete flooring.*

I=Inspected

NI=Not Inspected

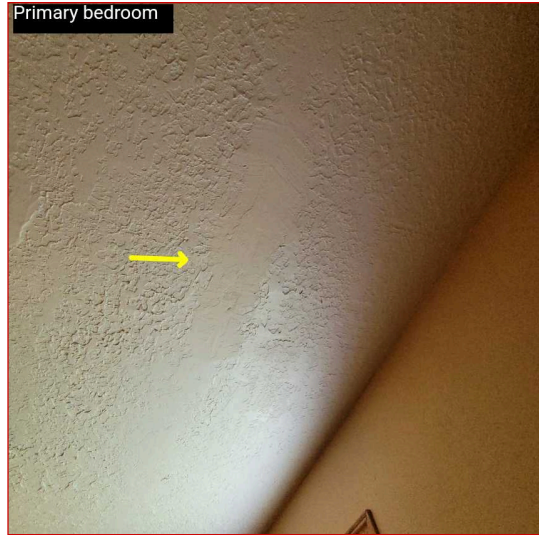
NP=Not Present

D=Deficient

I	NI	NP	D
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Floor cracks noted in multiple areas.



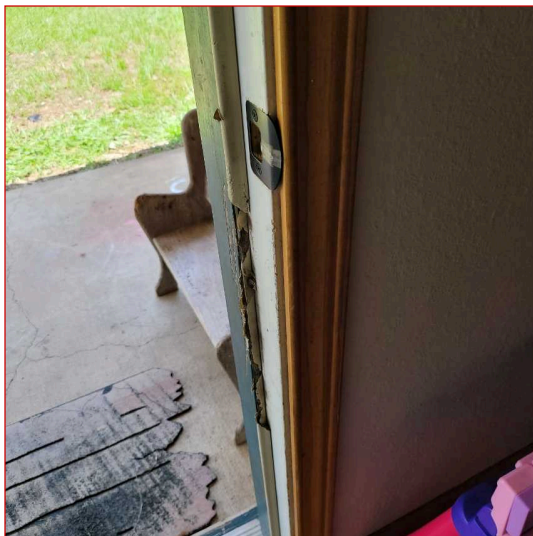
Repairs noted.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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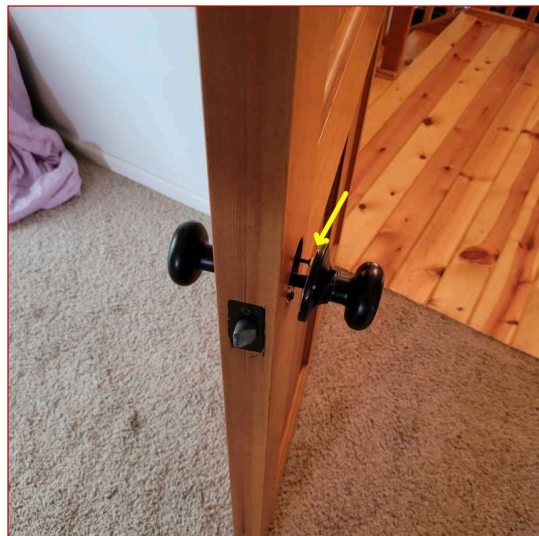
### G. Doors (Interior and Exterior)

Comments:

- Weather stripping needed at the exterior door(s) around the home. (Normal wear and tear).
- Weather stripping needed.
- Damaged door(s).
- Damaged or missing hardware.
- Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. In multiple locations. Not uncommon in older homes.



Weather stripping needed at the exterior door(s) around the home. (Normal wear and tear).



Damaged or missing hardware.

I=Inspected

NI=Not Inspected

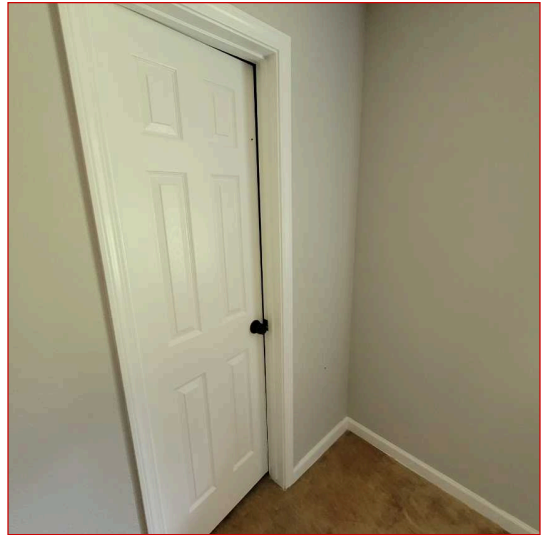
NP=Not Present

D=Deficient

I	NI	NP	D
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*Weather stripping needed.*



*Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. In multiple locations. Not uncommon in older homes.*



*Damaged door(s).*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**H. Windows**

• Windows are made of vinyl.

Comments:

- Window screens were observed to be damaged or missing.
- No access to one or more windows due to house hold items in the way. Or locks on windows which is a safety hazard.

I=Inspected

NI=Not Inspected

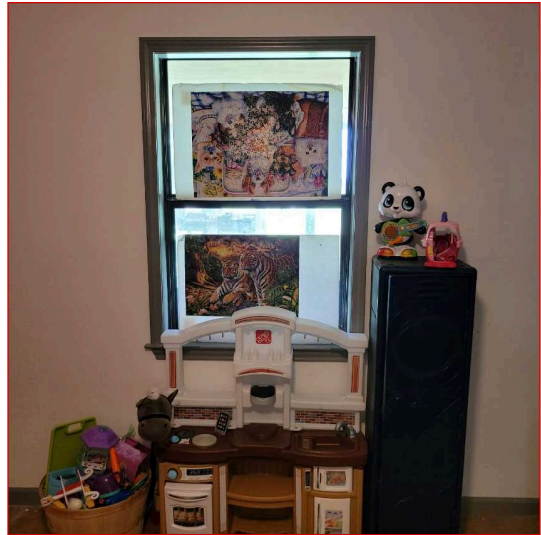
NP=Not Present

D=Deficient

I	NI	NP	D
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Window screens were observed to be damaged or missing.

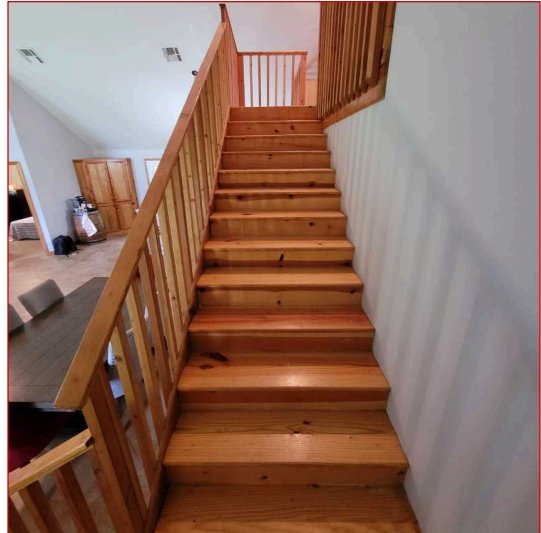
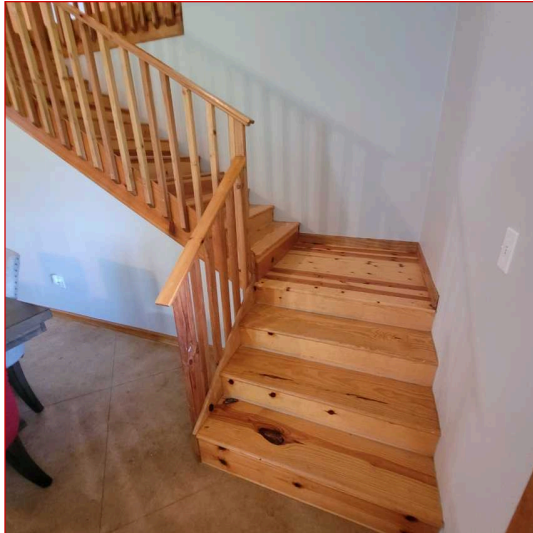


No access to one or more windows due to house hold items in the way. Or locks on windows which is a safety hazard.

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

Comments:

- Satisfactory condition at the time of the inspection.



**J. Fireplaces and Chimneys**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**K. Porches, Balconies, Decks, and Carports**

Comments:

- Wood to ground contact.
- Boards need replaced in multiple locations.



*Porch.*



*Porch.*



*Wood to ground contact.*



*Boards need replaced in multiple locations.*

**L. Fencing**

- Wire fencing noted.

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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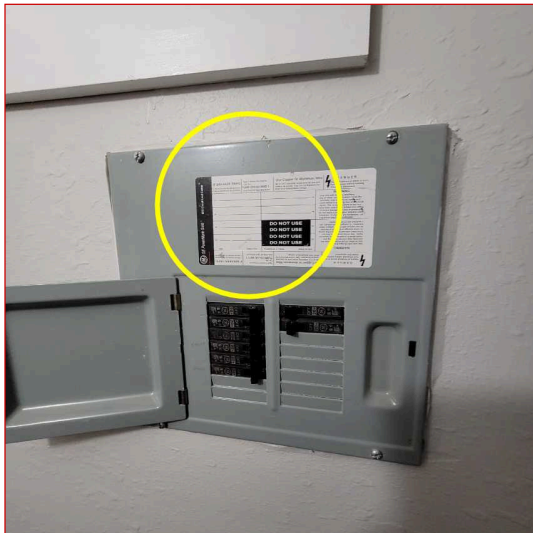


Wire fencing noted.

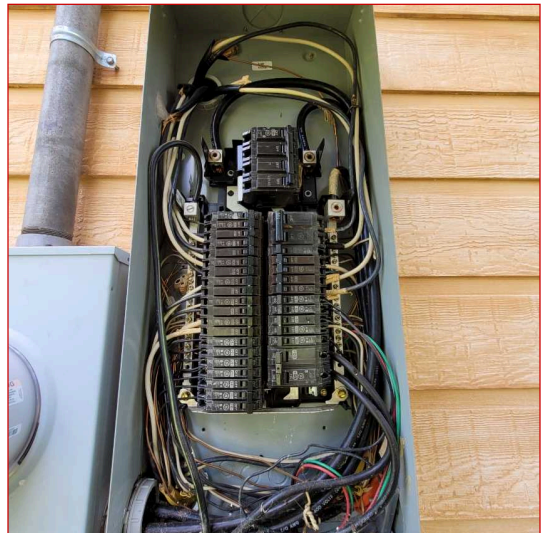
## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

- Panel is located on the exterior wall.
  - 200 amp service.
- Comments:
- Panel should be properly labeled.
  - Sub-panel should be properly labeled.



Sub-panel should be properly labeled.



Dead front cover off.

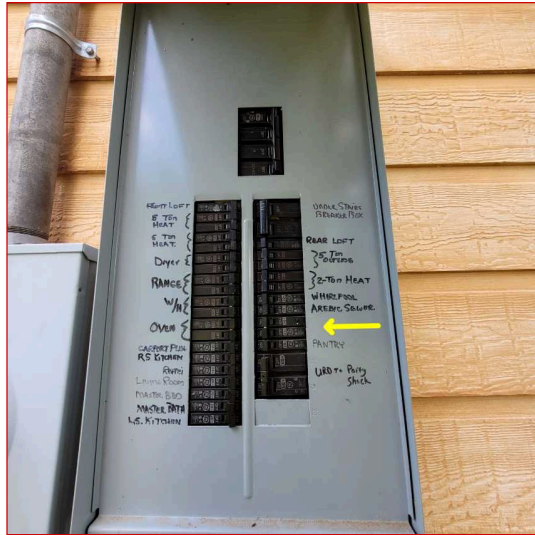
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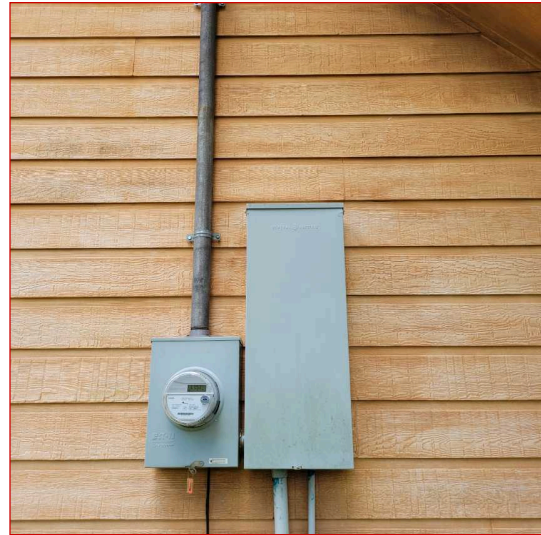
NP=Not Present

D=Deficient

I	NI	NP	D
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Panel should be properly labeled.



Electrical panel.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**B. Branch Circuits, Connected Devices, and Fixtures**

- Copper wiring.
- Comments:
  - Recommend **GFCI**'S around the home where water is located. Safety.
  - One or more outlets in the home are not tamper resistant.
  - Recommend GFCI protection(If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors.
  - One or more lights not working around the home. Could be burnt out light bulbs.
  - Light cover(s) missing.
  - Light switch installed upside down.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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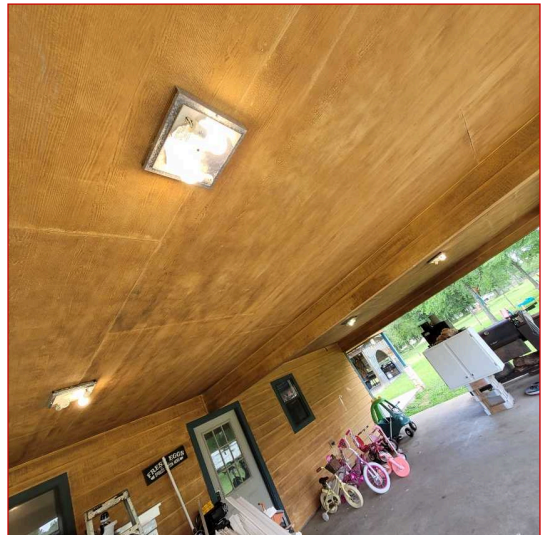
*Light switch installed upside down.*



*Light cover(s) missing.*



*One or more lights not working around the home. Could be burnt out light bulbs.*



*Light cover(s) missing.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**C. 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

**A. Heating Equipment**

- Central forced air furnace.

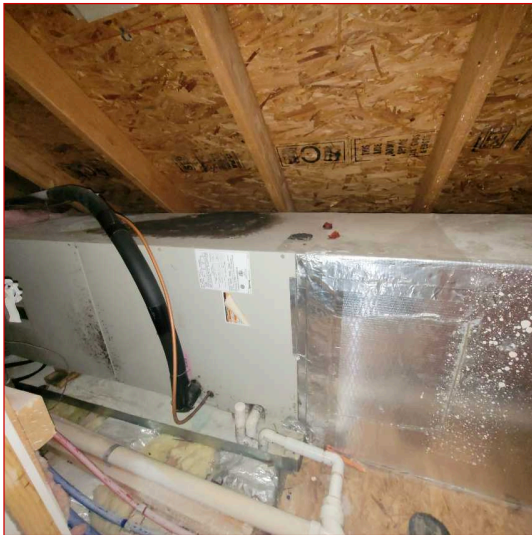
- The furnace is electrically powered.

Comments:

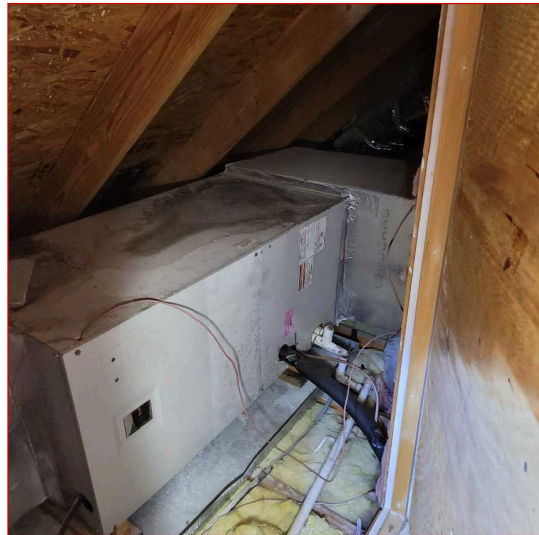
- The functional testing and/or inspection of the heating system was unable to be conducted due to an outside temperature in excess of {80} degrees. A limited visual inspection was performed.

- The HVAC system should be further evaluated by a Qualified Licensed HVAC contractor prior to the expiration of a warranty and/or option period.

- Could not get to the unit safely due to items in the way.



*Attic unit.*



*Attic unit.*

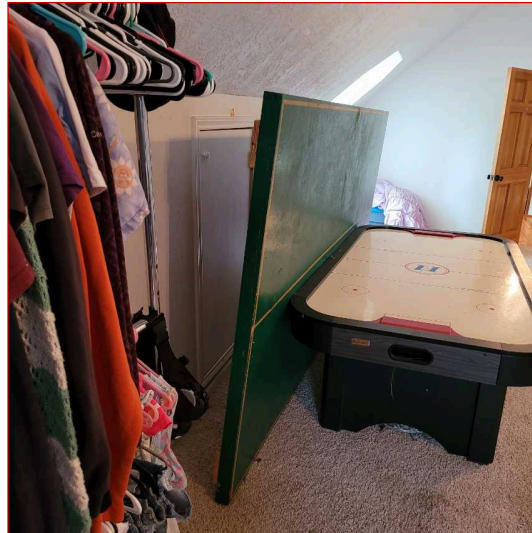
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Could not get to the unit safety due to items in the way.

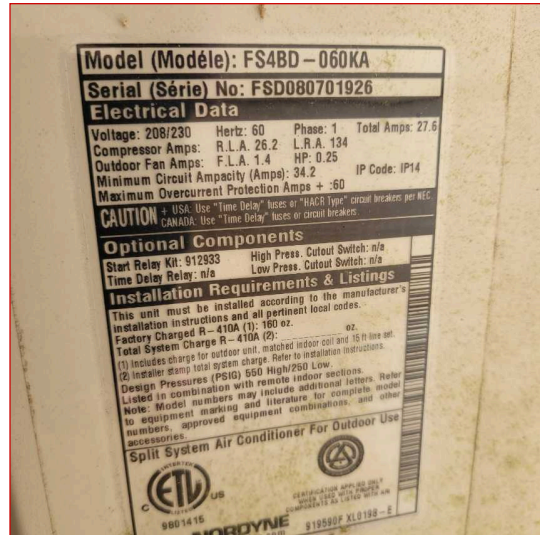
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Cooling Equipment**

- Central forced air.
- Comments:
- Satisfactory at the time of inspection.
  - Supply temp 46.9 degrees.
  - Return temp 64.4 degrees.
  - Supply temp 48.2 upstairs.
  - Return temp 64.7 upstairs.



Outside units.



Outside unit info.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Return temp 64.7 upstairs.



Supply temp 48.2 upstairs.



Return temp 64.4 degrees.



Supply temp 46.9 degrees.

**C. Duct Systems, Chases, and Vents**

Comments:

- No access to all of the ductwork.
- Ductwork should not be touching.

I=Inspected

NI=Not Inspected

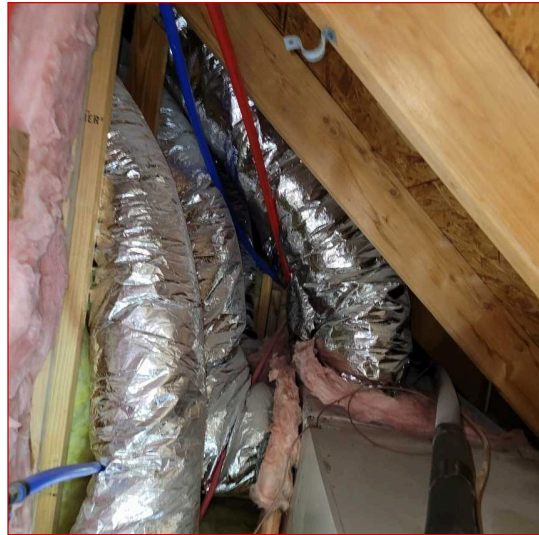
NP=Not Present

D=Deficient

I	NI	NP	D
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Ductwork should not be touching.



Ductwork.

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

#### IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Plumbing Supply, Distribution System and Fixtures</b>
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

- Location Of Water Meter: Front of structure.
  - Location of Main Water Supply Valve: At the meter.
- Comments:
- Type of Supply Piping Material: PEX.
  - Water ran for several minutes at each fixture. We do not preform water leak tests on drain lines. We simply look for active leaks, which is quite limited by our short time at the property.
  - Water pressure was 100 psi.
  - The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns.
  - Faucets are out dated and need replaced.
  - Shower or tub area needs caulking.
  - Missing and or damaged grout was observed in the shower area and should be corrected to avoid future water leakage.
  - Shower door was not opening and/or closing properly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

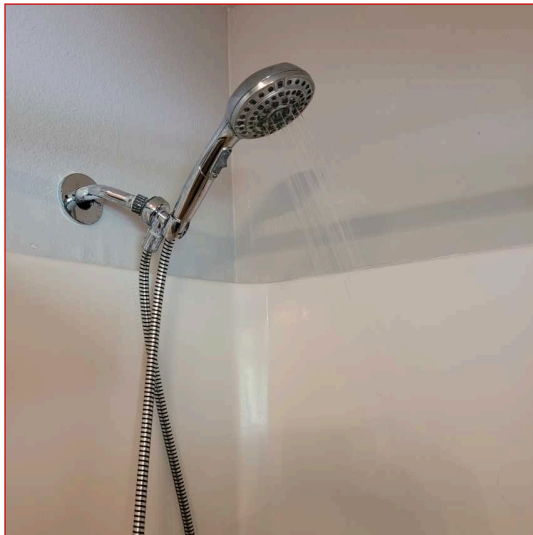
I	NI	NP	D
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*Guest bathroom sink.*



*Guest bathroom tub.*



*Guest bathroom shower.*



*Faucets are out dated and need replaced.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

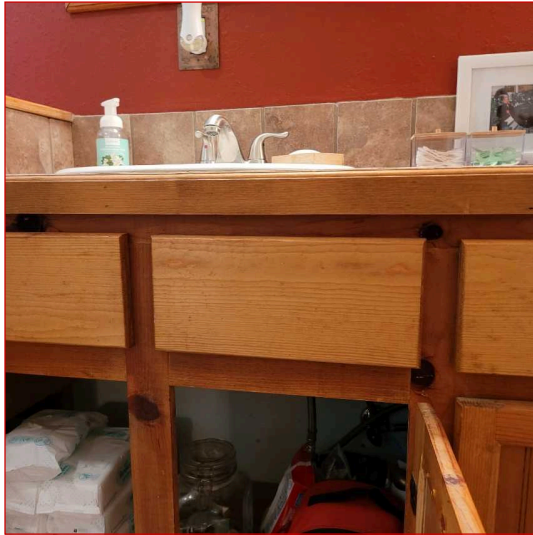
I	NI	NP	D
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*Kitchen sink.*



*Primary sink.*



*Primary sink.*



*Missing and or damaged grout was observed in the shower area and should be corrected to avoid future water leakage.*

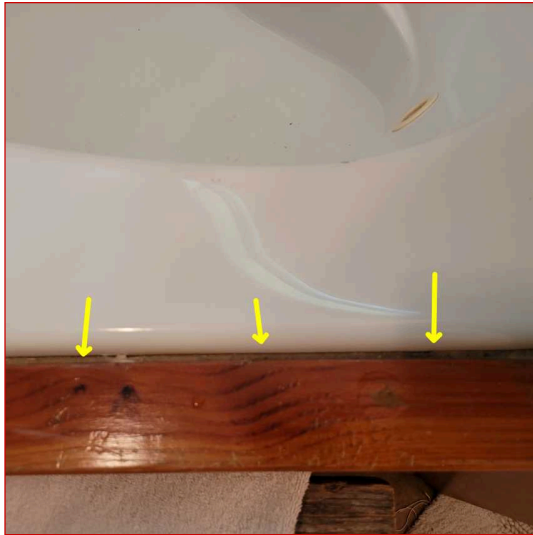
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

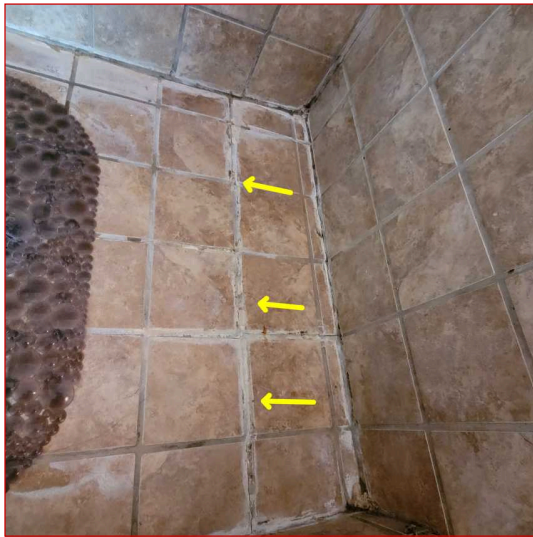
I	NI	NP	D
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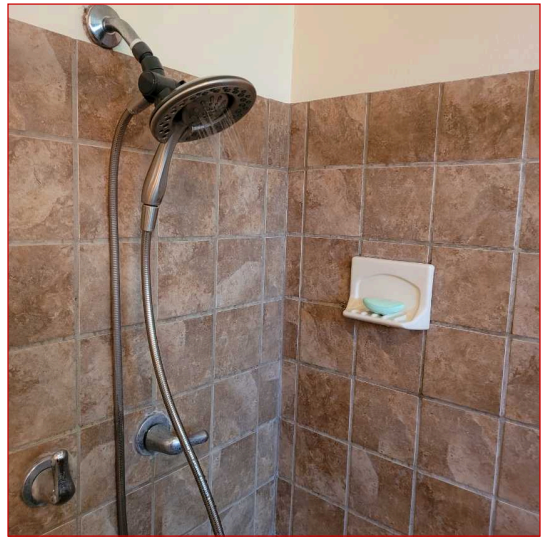
*Shower or tub area needs caulking.*



*Shower or tub area needs caulking.*



*Missing and or damaged grout was observed in the shower area and should be corrected to avoid future water leakage.*



*Primary shower.*



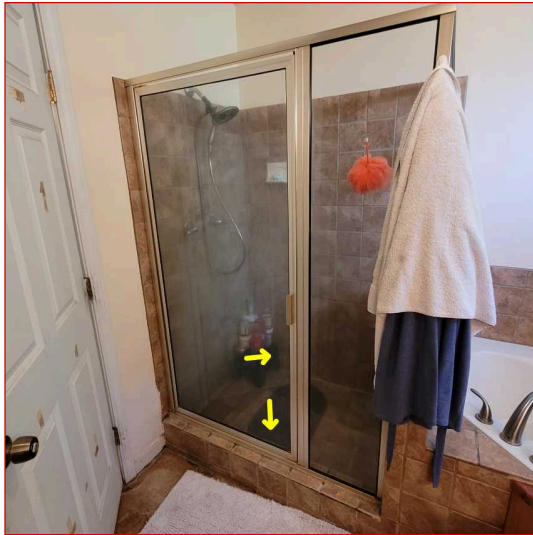
I=Inspected

NI=Not Inspected

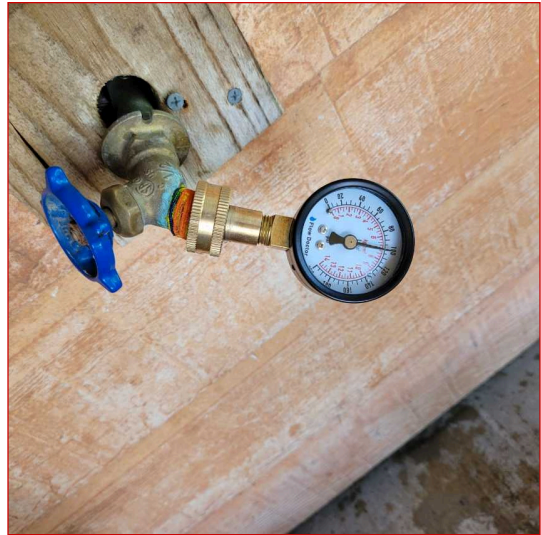
NP=Not Present

D=Deficient

I	NI	NP	D
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Shower door was not opening and/or closing properly.



Water pressure was 100 psi.



Water meter.





**B. Drains, Wastes, and Vents**

Comments:

- Type of Drain Piping Material: **PVC**.
- Satisfactory. No issues were noted at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**C. Water Heating Equipment**

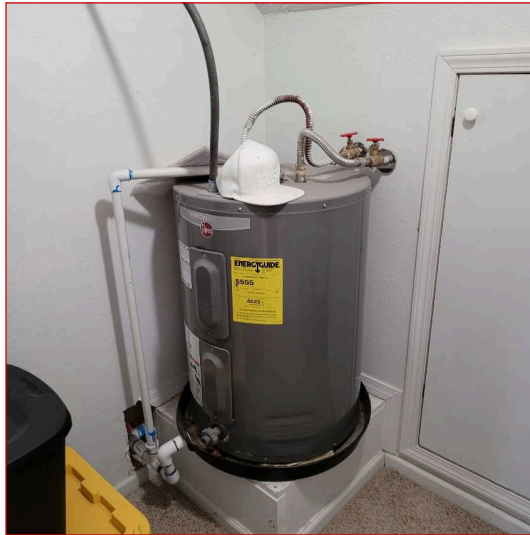
- Water heater is electric.
- Located in the upstairs closet.

• 38 gallon.

Comments:

- Satisfactory condition at the time of the inspection.

• The typical life expectancy and/or operational life of a water heater is approximately {10} years depending on usage and maintenance.



Water heater.

**D. Hydro-Massage Therapy Equipment**

Comments:

- Unit had not been operated in a while. Debris came out of jets.

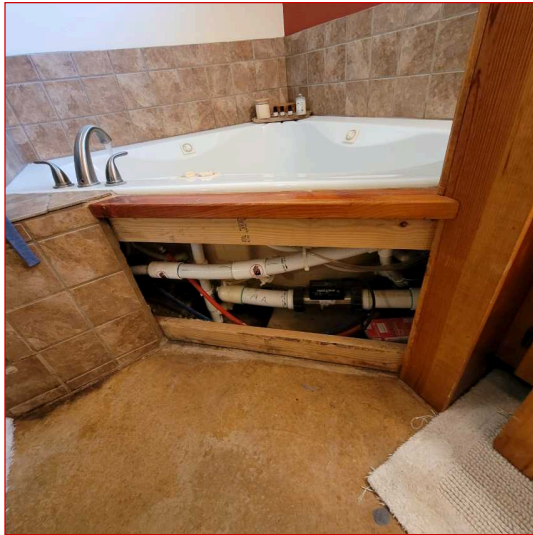
I=Inspected

NI=Not Inspected

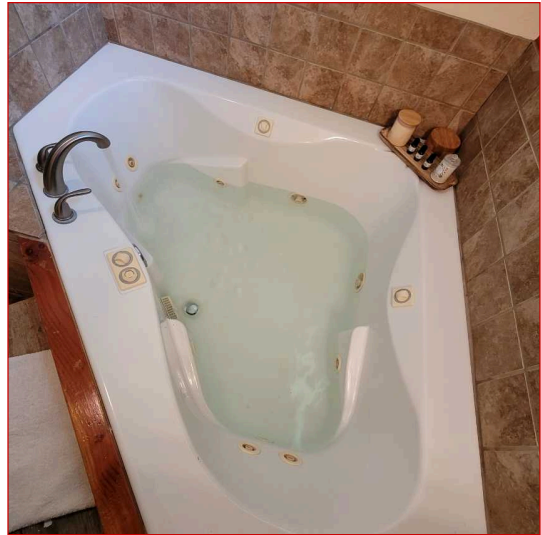
NP=Not Present

D=Deficient

I	NI	NP	D
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Access panel.



Hydro-massage tub.



Unit had not been operated in a while. Debris came out of jets.



Hydro-massage tub running.

**E. Gas Distribution and Gas Appliances**

Comments:

**F. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

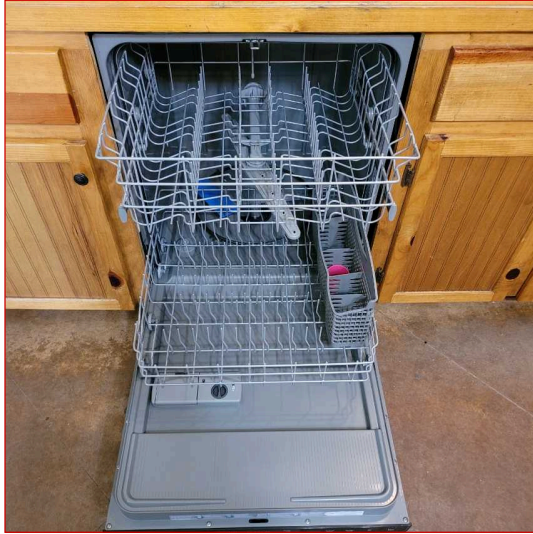
I	NI	NP	D
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V. APPLIANCES

**A. Dishwashers**

Comments:

- Dishwasher was operational at the time of inspection.



*Dishwasher.*



*Dishwasher running.*

**B. Food Waste Disposers**

Comments:

- Operational and functional at the time of the inspection.



*Disposal.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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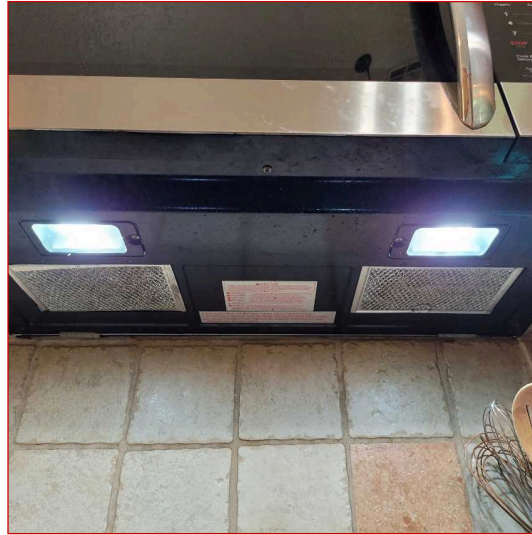




### C. Range Hood and Exhaust Systems

Comments:

- The range venting system was functional at the time of the inspection.



Range hood.





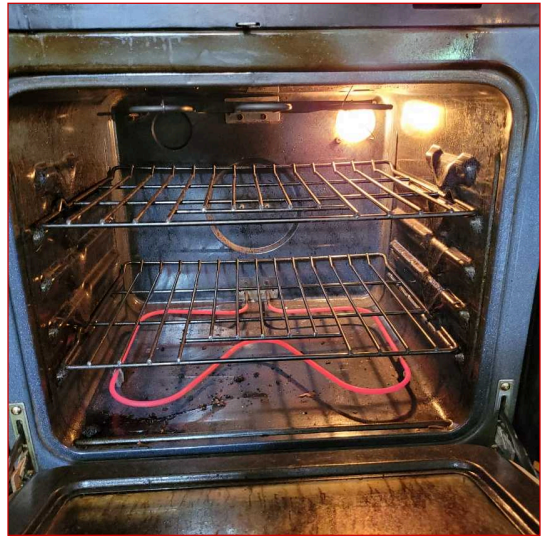
### D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric.
- Oven needs cleaning. Could not fully test.



Cooktop.



Upper oven.

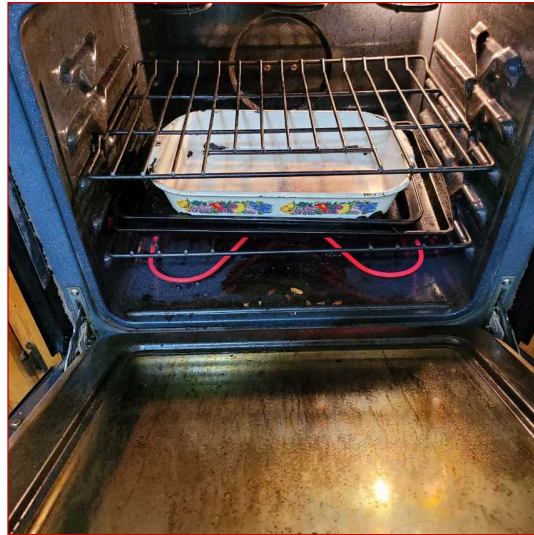
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Lower Oven.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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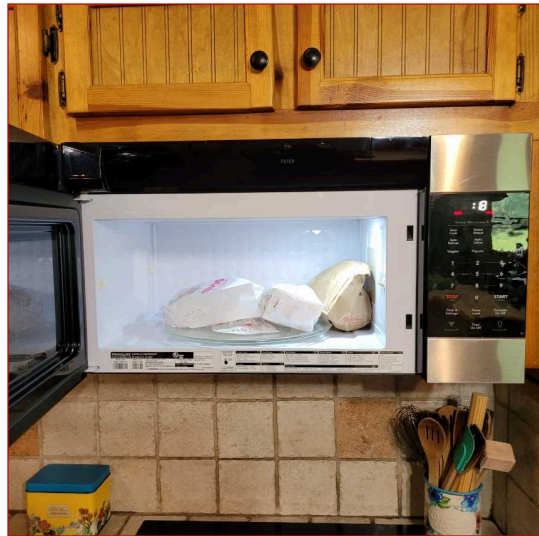
**E. Microwave Ovens**

Comments:

- Microwave had personal items in the unit. Unable to test.



Microwave.



Microwave had personal items in the unit. Unable to test.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- The bath fan{s} were functioning as intended at the time of inspection.

I=Inspected

NI=Not Inspected

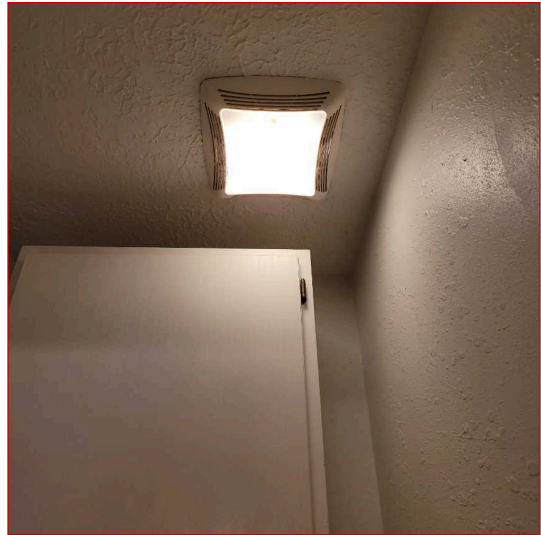
NP=Not Present

D=Deficient

I	NI	NP	D
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Guest bathroom fan.



Primary toilet fan.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**G. Garage Door Operators**

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**H. Dryer Exhaust Systems**

Comments:

- Recommend dryer duct to be cleaned periodically to keep it clear of lint.
- The dryer vent has either a damaged and/or missing exterior cover.



The dryer vent has either a damaged and/or missing exterior cover.

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

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

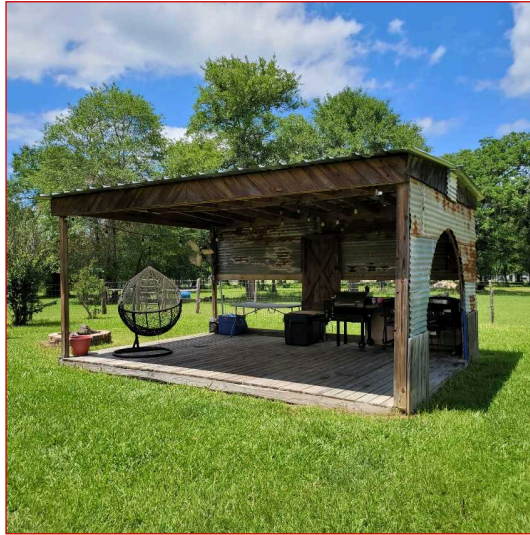
**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

**C. Outbuildings**

- Cooking area.

Comments:



*Outbuilding noted.*

**D. Private Water Wells (A coliform analysis is recommended)**

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### E. Private Sewage Disposal Systems

- Aerobic septic system.

Comments:

- It is NOT recommended to have a food waste disposal unit when a septic system is in place.
- System was working at time of the inspection.



*Aerobic septic system noted.*





### F. Outdoor kitchens

Comments:

Report Summary

<b>STRUCTURAL SYSTEMS</b>		
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>• Ponding water was observed at one or more areas around the structure.</li> </ul>
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Vent pipes should be painted to protect them from UV rays.</li> <li>• Screws are rusty in multiple locations.</li> <li>• Soffits are sagging and or pulling apart in area or areas around the home.</li> </ul>
Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• No access. Or could not access due to small hole, personal items in the way.</li> <li>• Light not working or no light in attic.</li> </ul>
Page 9 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes.</li> <li>• Caulking needed at one or more places around the home/building. This is common maintenance.</li> <li>• Damaged or missing board(s)noticed.</li> <li>• There were no weepholes observed in the lower course of the masonry veneer in one or more areas of the structure. Under current building standards; there should be open weepholes not less than {3/16"} in diameter on the lower course of the masonry wall and spaced no more than {33"} apart to drain excess water from the interior of the wall voids.</li> <li>• The exterior stone has some deterioration and/or damage.</li> <li>• Cracks noted on interior walls.</li> <li>• Multiple penetration areas noted around the home. These areas need to be sealed.</li> </ul>
Page 16 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Crack(s) noted at one or more areas around the home.</li> <li>• Floor cracks noted in multiple areas.</li> </ul>
Page 18 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Weather stripping needed at the exterior door(s) around the home. (Normal wear and tear).</li> <li>• Weather stripping needed.</li> <li>• Damaged door(s).</li> <li>• Damaged or missing hardware.</li> <li>• Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. In multiple locations. Not uncommon in older homes.</li> </ul>
Page 19 Item: H	Windows	<ul style="list-style-type: none"> <li>• Window screens were observed to be damaged or missing.</li> <li>• No access to one or more windows due to house hold items in the way. Or locks on windows which is a safety hazard.</li> </ul>
Page 21 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> <li>• Wood to ground contact.</li> <li>• Boards need replaced in multiple locations.</li> </ul>

<b>ELECTRICAL SYSTEMS</b>		
Page 22 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• Panel should be properly labeled.</li> <li>• Sub-panel should be properly labeled.</li> </ul>
Page 23 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Recommend <b>GFCI</b> protection (If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors.</li> <li>• One or more lights not working around the home. Could be burnt out light bulbs.</li> <li>• Light cover(s) missing.</li> <li>• Light switch installed upside down.</li> </ul>

<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 27 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> <li>• No access to all of the ductwork.</li> <li>• Ductwork should not be touching.</li> </ul>

<b>PLUMBING SYSTEMS</b>		
Page 28 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Water pressure was 100 psi.</li> <li>• The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns.</li> <li>• Faucets are out dated and need replaced.</li> <li>• Shower or tub area needs caulking.</li> <li>• Missing and or damaged grout was observed in the shower area and should be corrected to avoid future water leakage.</li> <li>• Shower door was not opening and/or closing properly.</li> </ul>
Page 33 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> <li>• Unit had not been operated in a while. Debris came out of jets.</li> </ul>

<b>APPLIANCES</b>		
Page 38 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> <li>• The dryer vent has either a damaged and/or missing exterior cover.</li> </ul>