

A-BETTER INSPECTION INC.

Katy, TX 77449

281-905-3742



Residence is a one-story wood frame structure.
For the purpose of this report, residence faces north.
Residence was vacant at the time of the inspection.

22135 Kerryblue Dr
Katy, TX 77450

A-Better Inspection, Inc.

4206 Verdant Meadow CT
Katy, TX 77449

Phone (281)905-3742
davidterry2007@gmail.com

TREC 10562

INVOICE

SOLD TO:
Linda Dees
TX

INVOICE NUMBER	20210603-01
INVOICE DATE	06/03/2021
LOCATION	22135 Kerryblue Dr
REALTOR	Jo Burton

DESCRIPTION	PRICE	AMOUNT
WDI Inspection by Bugs, Inc	\$100.00	\$100.00
Structural/Mechanical Inspection	\$275.00	\$275.00
Pool Inspection	\$75.00	\$75.00
6/3/2021 Paid - Check #4004	(\$450.00)	(\$450.00)
	SUBTOTAL	\$450.00
	TAX	\$0.00
	TOTAL	\$450.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: Linda Dees
(Name of Client)

Concerning: 22135 Kerryblue Dr, Katy, TX 77450
(Address or Other Identification of Inspected Property)

By: David Terry, Lic #10562 06/03/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

A-BETTER INSPECTION INC.

Katy, TX 77449

281-905-3742

Pre Inspection Agreement

The purpose of this inspection is to perform a primarily visual, but not technically exhaustive inspection of the primary structure and its components; this inspection is intended to cover only general issues and should not be considered specific of the various current HVAC, Plumbing or Electrical codes. The scope of the inspection is limited to those accessible portions of the structure and its components. Furniture and built in appliances will not be moved for access for inspection purposes. Foundations are carefully checked above ground level, opinions on below ground supports cannot be made without further laboratory investigation and testing. Judgments of adequacy of any system (electric, HVAC, plumbing) are based on standard demands. We do not check underground utilities, burglar or fire alarms, water softeners or termites. We do not make environmental assessments or check for pollutants. We do not specifically check various building materials used in the construction of the building as to the manufacturer of said materials nor do we acknowledge any type of class action lawsuits pending against the manufacturer of said material, this is a matter for a specific litigation inspection. We are not to be held responsible for any damage resulting from the normal operation of items required to be inspected. We furnish the foregoing inspection report at your request in strict confidence as your employee and agent for your use in determining the present physical condition of the subject premises. It should be noted that although the said premises and/or equipment may be in satisfactory operating or functional condition at the time of inspection, these items are not to be considered nor are they warranted or guaranteed for any expressed period of time. A-BETTER Inspection, Inc. is not to be held responsible for any items that have been cosmetically hidden, concealed or undisclosed by seller in order to conceal defects on the property. This inspection was performed in compliance with the Standards of Practice 22TAC, Section 535.222 set forth by the Texas Real Estate Commission. Licensed contractors should be retained to give monetary estimates for costs of repairs called for and including any repairs which may be needed in addition to those called for in order to comply with local codes prior to closing on the transaction. Copies of all repair work performed should be retained by the buyer for future considerations.

I have read and understand the scope and intention of this inspection. I agree that should a discrepancy concerning the information or content provided in this inspection arise, I will contact A-BETTER Inspection Inc. within 90 days from the date of this inspection to voice my concerns. A-BETTER Inspection Inc. will then act on your behalf to address the concerns in a capacity that is amicable to both parties. Should an agreeable solution fail to satisfy the concerns voiced, both parties will agree to abide by a third party arbitration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade

Comments:



The residence was observed as having a conventional concrete slab on grade foundation. The foundation appears to be functioning as designed and intended at this time. The structure did not exhibit visible indications of excessive shifting or settlement damage typically associated with foundation problems. Minor brick veneer cracks were observed on the west and east sides of the master bedroom area. The structural members and load bearing walls appeared unremarkable at this time. The foundation appears to be reasonably level.

Evidence of minor shifting was observed along the southeast portion of the foundation. While it is this inspector's opinion that the foundation has only experienced minor shifting, if concerned, further evaluation by a Registered Professional Engineer or a qualified foundation repair contractor would be recommended.

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B. Grading and Drainage

Comments:



The grading on the property appears satisfactory at this time. The slope and drainage was considered typical and normal. It is recommended that 3-5" of foundation exposure be kept around the perimeter of the foundation and that a consistent moisture content be maintained. Improper grading and moisture control can lead to possible foundation problems.

It is recommended to lower the soil level of the flower beds along the perimeter of the foundation, as needed, to expose 3-5" of the foundation wall and provide proper drainage away from the foundation.

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It is recommended to make grading improvements along the perimeter of the foundation, as needed, to expose 3-5" of the foundation wall and provide proper drainage away from the foundation.



Recommend exterminating the ant beds along the perimeter of the residence.

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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground level

Comments:



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The residence was observed as having a hip and gable framed roof with a composition shingle cover. The roof was observed and inspected from ground level using visual aids. The overall visible shingle cover, associated flashing, and roof venting jacks appeared in satisfactory condition at this time with no physical damage observed. No water penetration was observed from the visible areas of the interior roof or interior ceilings. The typical life expectancy for a similar shingle roof system is approximately 15-20 years.

Recommend pruning the tree limbs near, or in contact with, the roof covering and provide a minimum 3' clearance from the roof surface. Branches contacting the roof can cause excessive wear and decrease the life expectancy of the roof covering.



D. Roof Structures and Attics

Viewed From: Attic space

Approximate Average Depth of Insulation: 6-8" loose fill & batt

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The accessible portions of the attic area of the residence was visually inspected. The overall condition of the visible interior rafters, framing, supports and radiant barrier lined decking appear sound at this time. Insulation in the attic area was observed at a depth of approx. 6-8". Attic ventilation was observed to be continuous soffit vents at the eaves with ridge vents at the ridge. Attic ventilation appears to be adequate at this time.

Recommend securing the vertical insulation in the attic as needed.

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- Purlins in the west and east attic areas were observed to have inadequate strut supports. Recommend adding struts to the purlins at a maximum spacing of 4' on center and at an angle not greater than 45 degrees from vertical (IRC - R802.5.1).
- Recommend installing a cricket at the roof structure and chimney to provide adequate discharge of storm water and eliminate the accumulation of debris from behind the chimney.



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E. Walls (Interior and Exterior)

Comments:



The masonry wall areas and fiber cement sided walls on frame construction were observed to be in overall good condition at this time. Interior and exterior walls showed no indication of excessive shifting at this time.

Minor brick veneer cracks were observed on the west and east sides of the master bedroom area.



Minor taped seam cracks observed in the master bedroom closet.

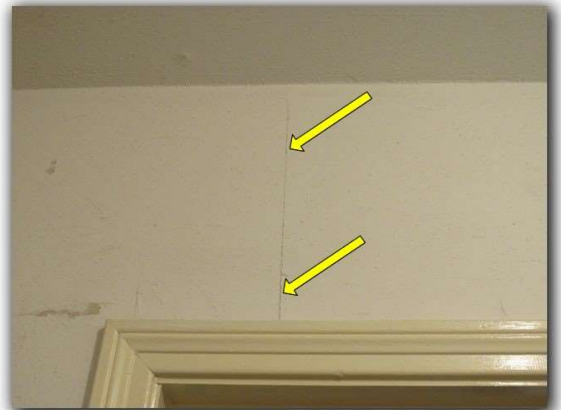
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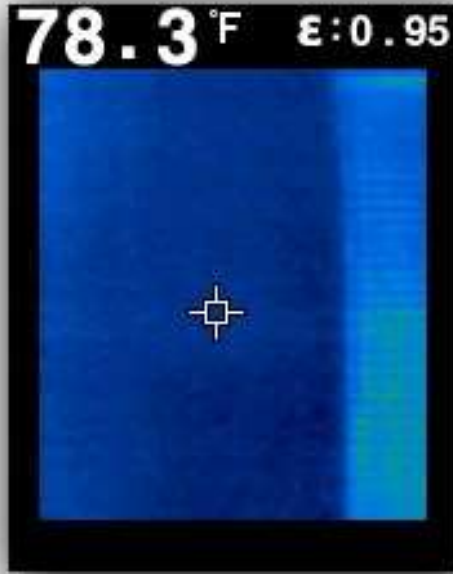
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Thermal imaging of the perimeter walls of the living area did not reveal any anomalies at this time. The following thermal images are followed by the digital pictures of the area below the image.



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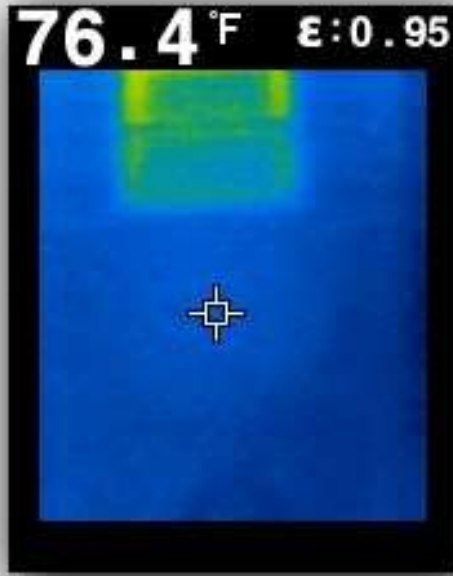
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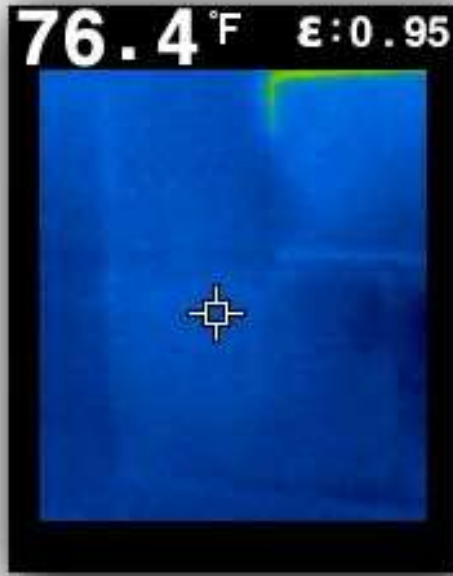
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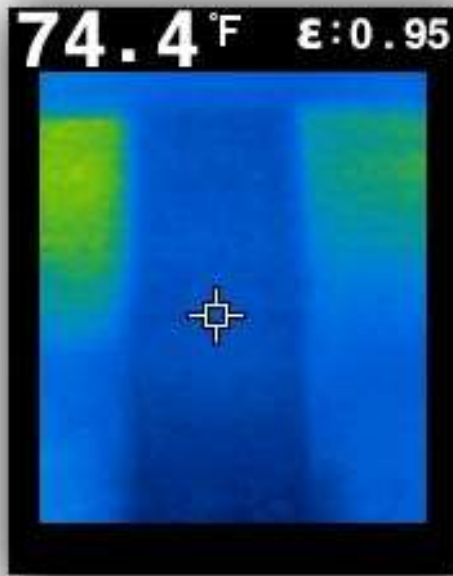
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F. Ceilings and Floors

Comments:

- Stained carpet observed in the study. Recommend cleaning or replacement as deemed necessary.

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G. Doors (Interior and Exterior)

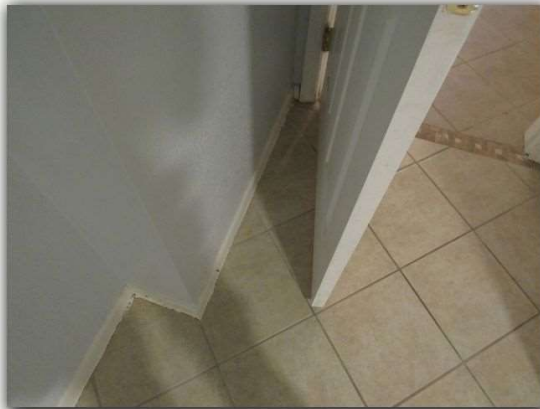
Comments:

Interior and exterior entry doors were operational. Closing and latching was considered normal.

Recommend replacing the damaged door at the front entry.



Recommend replacing the missing door stops as needed.



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Recommend replacing the missing strike plate at the northeast bedroom entry door jamb.



Closure/fit adjustments are needed at the northeast bedroom entry door.

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The latch for the east bedroom door improperly installed. Latch observed to be reversed at the time of the inspection.



H. Windows

Comments:

The accessible windows in the residence were operated and found to be functional and aligned at this time.

Recommend replacing the missing window screens as needed.



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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Recommend cleaning the firebox.



Recommend replacing the missing spark arrestor at the top of the chimney.



K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

The smoke detectors in the residence are **NOT** compliant with the 1996 fire safety code (IRC R313.1) which requires that smoke detectors be installed in each sleeping quarter and outside each sleeping area and that they be interconnected so as when one activates all detectors in the residence audibly actuate. This is typical of residential structures built prior to the current

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code. Recommend installing smoke detectors in the sleeping quarters. Carbon Monoxide alarms are compliant with current code (IRC R315.3) requiring CO alarms be installed outside of each separate sleeping area in the immediate vicinity of the bedroom. The CO alarms are combined with the smoke detectors (IRC R315.4).

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



100amp service panel- 110/220v copper wired breaker service. Breaker wiring, buss bar shields and breakers showed no indications of over heating or arcing and were observed to be in good condition at this time.

Voltage readings of 120+v were measured on all breaker lugs at the service panel and were considered normal.

Recommend legible labeling be provided for the circuit breakers to allow identification to isolate circuits as needed for repairs (IRC-E3606.2).



Double lugging was observed at the neutral bus bar. Double lugging is not permitted and the neutral wires should be terminated separately in the bus bar.

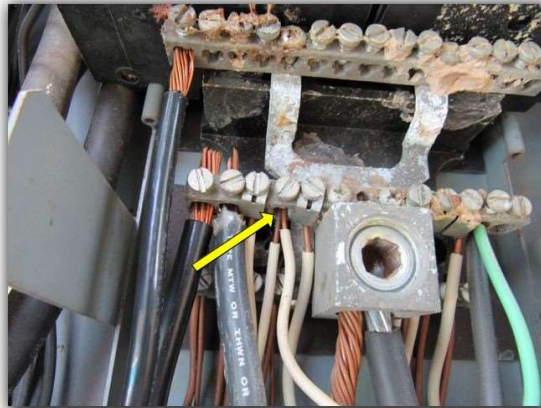
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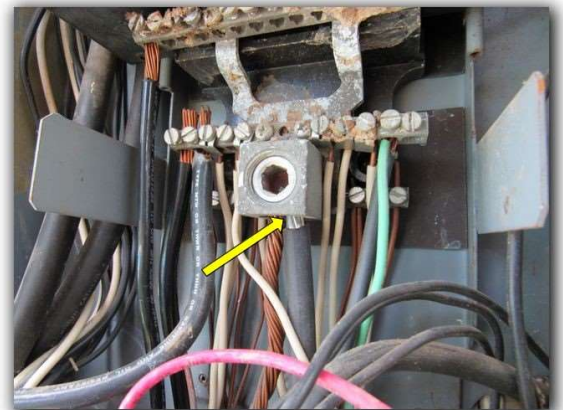
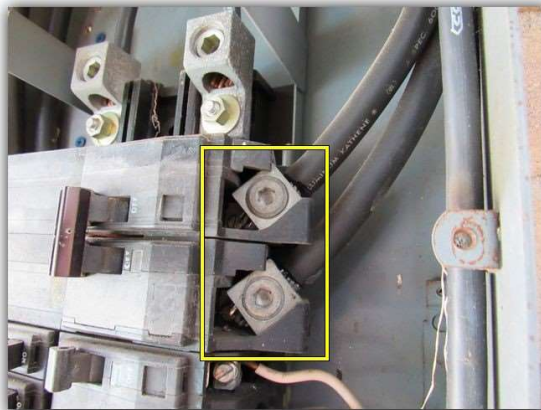
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- The service panel cabinet does not appear to be bonded. Recommend necessary repairs be made to bond the service panel cabinet to the neutral bus bar. Metal components that can become energized from a lightning strike should be bonded/grounded.
- The aluminum main leads and ground wire in the service panel are required to be protected with an anti-oxidant inhibitor per the electrical code. The electrical grease is not present and should be installed on the leads connected to the main breaker and bus bar.



- Recommend replacing the pointed fasteners in the service panel dead front with blunt nose fasteners suitable for use with service panels.



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50amp sub-panel-50amp main- 110/220v copper wired breaker service. Breaker wiring, buss bar shields and breakers showed no indications of over heating or arcing and were observed to be in good condition at this time.

Voltage readings of 120+v were measured on all breaker lugs at the service panel and were considered normal.

Recommend legible labeling be provided for the circuit breakers to allow identification to isolate circuits as needed for repairs (IRC-E3606.2).



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Provide GFCI protection for the outlets in the kitchen and exterior areas as marked or needed.

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Recommend replacing the missing face plate at the outlet in the east bedroom.



Repairs are needed to replace the damaged outlet in the northeast bedroom.



Closet lights are not protected by light globes. Closet lights should be protected by light globes and have at least 12" clearance from shelving. Repairs are needed to provide the required protection and clearance.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Gas fired forced air

Energy Sources: Gas

Comments:



2015 GOODMAN gas fired forced air 60,000 BTU furnace MOD. #GMS80603ANBC. Furnace was operated using the standard manual controls. Furnace operations appeared satisfactory at this time. Burner compartments were relatively free of rust or scale deposits and the flame color was consistent. Furnace installation was also considered satisfactory at this time.

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B. Cooling Equipment

Type of Systems: Central electric split system

Comments:



2001 RUUD 4 ton 50 amp condensing unit MOD. #UAKA-048JAZ.

The cooling system was operated using the standard manual controls in the residence, the equipment is visually checked for damage and component operations. The interior room temperature and supplied air temperature are measured as a tool in determining the present operating condition of the system. Normal temperature differential for a cooling system considered in satisfactory operating condition is between **14-22** degrees. Measured room temp. **75 degrees**. Supplied air temp. **56 degrees**. Temperature differential **19 degrees**. The cooling system was considered in satisfactory operating condition at this time.

Due to the age of the unit, it is recommended that service be performed to both condensing unit and evaporator. The typical life expectancy of an A/C system is approximately 10-15 years. It should be noted that the A/C condensing unit is nearing or at the end of its life expectancy.

Recommend replacing the missing/damaged insulation on the suction line at the condensing unit.



C. Duct Systems, Chases, and Vents

Comments:

The visible air supply duct and venting was observed in the attic areas and appears properly connected and installed. Air flow to the residence was considered satisfactory at this time.

Repairs are called for to secure the loose air duct registers in the utility room and breakfast

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: NW corner property

Location of main water supply valve: NW corner residence

Static water pressure reading: 72 psi

Comments:



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The plumbing in the residence appears to be constructed of GALVANIZED piping. No plumbing leakage from the visible or accessible piping was observed at this time. While no piping leakage was observed, it should be noted that the majority of the piping is concealed by interior walls and insulation in the attic and is not visible. Functional flow was observed at all plumbing fixtures at the time of the inspection.

Recommend installing backflow prevention on the exterior hose bibbs as needed.



Repairs are called for to repair/replace the leaky kitchen faucet. The swing spout was observed to leak during operation.



Repairs are needed to remedy the leak in the water supply piping beneath the kitchen sink.

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Repairs are needed for the leaking valve at the wet bar faucet.



Repairs are needed to remedy the leak at the base of the toilet in the hall bath. The toilet should be removed, the closet flange and toilet base cleaned and a new wax ring and closet bolts installed when mounting the toilet.



Repairs are needed to secure the loose toilet in the master bath. The toilet should be removed, the closet flange and toilet base cleaned and a new wax ring and closet bolts installed when mounting the toilet.

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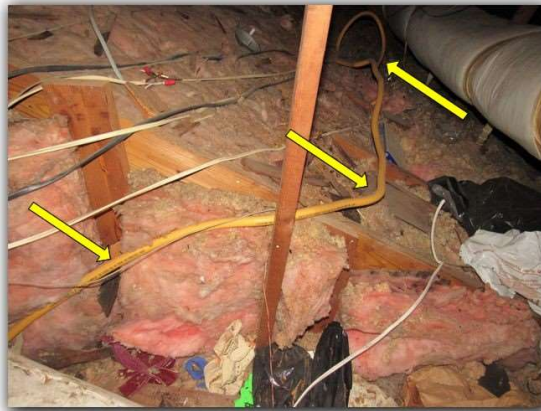
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There appears to be a gas leak at the gas meter. Utilizing a combustible gas detector, it appears the leak is in the vicinity of the gas cut-off valve. Recommend notifying the local utility company.



CSST observed to supply gas service to the kitchen area from the east side of the residence.



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B. Drains, Wastes, and Vents

Comments:

The plumbing fixtures in the residence were operated simultaneously for an extended period of time in an effort to determine the condition of the drainage system. No drainage problems were observed during the operation of the fixtures at this time. It should be noted that no underground leak testing of the drainage pipes were performed at this time.

Repairs are needed for the leaking drain assembly under the hall bath lavatory.



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C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallons

Comments:



2020 BRADFORD-WHITE 40 gallon gas fired water heater MOD. #RG240S6N, unit was observed to be functional and properly installed at this time. Water temperature was measured at 121 degrees, temperature controls on the water heater can be adjusted for comfort levels.

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D. Hydro-Massage Therapy Equipment

Comments:

-

E. Other

Comments:

V. APPLIANCES

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Dishwashers

Comments:



The LG dishwashing unit was found to be operational. No leakage or cycling problems were observed at this time.

Drain loop in the discharge line not present at the time of the inspection. Recommend the dishwasher discharge line extend higher than the termination point to create a loop and provide anti-siphon protection.



I=Inspected

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D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

Comments:



Disposal was operational at the time of the inspection.

Repairs are needed to replace the damaged splash guard.



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C. Range Hood and Exhaust Systems

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Range hood was operational, vented and incorporated in the microwave.

D. Ranges, Cooktops, and Ovens

Comments:



The BOSCH gas cooktop was observed to be operational. The BOSCH electric double oven was also observed to be operational. Oven temperatures were consistent with oven settings.

E. Microwave Ovens

Comments:



The GE microwave oven was observed to be operating properly. No microwave leakage was detected at the time of the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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G. Garage Door Operators

Comments:



The automated 16x7 garage door was functional and equipped with safety reverse sensors.

H. Dryer Exhaust Systems

Comments:



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Dryer exhaust duct was installed and routed to the exterior for discharge.

I. Other

Comments:



UTILITY ROOM: 110-220v electric supplied services.
The utility room is equipped with a 3-prong 220 outlet.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: Gunite - Plaster surface

Comments:



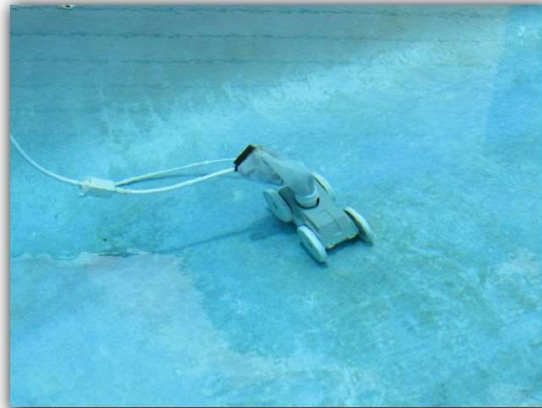
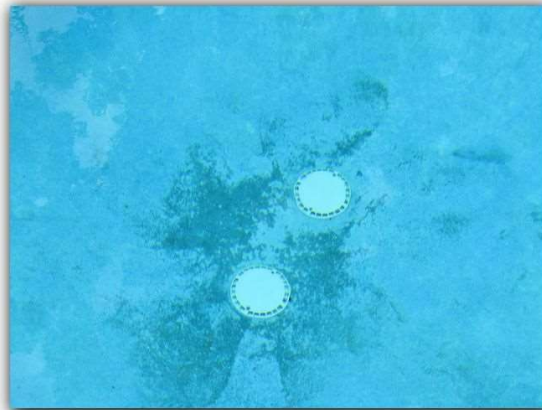
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



In-ground gunite constructed pool/spa was observed to be structurally sound, no visible cracks in the surfacing or tiling was present at this time. The pool equipment was operated using the timer controller at the equipment area. The 1.5hp-pool pump, 3/4hp booster cleaner pump, cartridge filter system, POLARIS cleaner, returns, skimmers, and spa jets were observed to be operational at the time of the inspection.

Recommend replacing the inoperable pool and spa lights. Light failed to illuminate using the local switches.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Repairs are called for to bond the pool equipment.



It appears the pool and spa may need re-plastering. Recommend further evaluation by a qualified pool contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommend removing the damaged diving board for safety concerns.



Pool/spa water heater not present.



*It should be noted that all residential swim pools are required to have a minimum 48" tall fence surrounding the accessible pool area with self closing gates to provide security from unauthorized access to the pool area.

**Recommend the seller take time to familiarize the buyer with all valve controls and maintenance items concerning the pool equipment operations as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

C. Outbuildings

Comments:

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

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

Comments:

F. Other

Comments:

Summary

FOUNDATIONS

Evidence of minor shifting was observed along the southeast portion of the foundation. While it is this inspector's opinion that the foundation has only experienced minor shifting, if concerned, further evaluation by a Registered Professional Engineer or a qualified foundation repair contractor would be recommended.

GRADING AND DRAINAGE

It is recommended to lower the soil level of the flower beds along the perimeter of the foundation, as needed, to expose 3-5" of the foundation wall and provide proper drainage away from the foundation.
It is recommended to make grading improvements along the perimeter of the foundation, as needed, to expose 3-5" of the foundation wall and provide proper drainage away from the foundation.
Recommend exterminating the ant beds along the perimeter of the residence.

ROOF COVERING MATERIALS

Recommend pruning the tree limbs near, or in contact with, the roof covering and provide a minimum 3' clearance from the roof surface. Branches contacting the roof can cause excessive wear and decrease the life expectancy of the roof covering.

ROOF STRUCTURES AND ATTICS

Recommend securing the vertical insulation in the attic as needed.
Purlins in the west and east attic areas were observed to have inadequate strut supports. Recommend adding struts to the purlins at a maximum spacing of 4' on center and at an angle not greater than 45 degrees from vertical (IRC - R802.5.1).
Recommend installing a cricket at the roof structure and chimney to provide adequate discharge of storm water and eliminate the accumulation of debris from behind the chimney.

WALLS (INTERIOR AND EXTERIOR)

Minor brick veneer cracks were observed on the west and east sides of the master bedroom area.
Minor taped seam cracks observed in the master bedroom closet.

CEILINGS AND FLOORS

Stained carpet observed in the study. Recommend cleaning or replacement as deemed necessary.

DOORS (INTERIOR AND EXTERIOR)

Recommend replacing the damaged door at the front entry.

Recommend replacing the missing door stops as needed.
Recommend replacing the missing strike plate at the northeast bedroom entry door jamb.
Closure/fit adjustments are needed at the northeast bedroom entry door.
The latch for the east bedroom door improperly installed. Latch observed to be reversed at the time of the inspection.

WINDOWS

Recommend replacing the missing window screens as needed.

FIREPLACES AND CHIMNEYS

Recommend cleaning the firebox.
Recommend replacing the missing spark arrestor at the top of the chimney.

OTHER

The smoke detectors in the residence are **NOT** compliant with the 1996 fire safety code (IRC R313.1) which requires that smoke detectors be installed in each sleeping quarter and outside each sleeping area and that they be interconnected so as when one activates all detectors in the residence audibly actuate. This is typical of residential structures built prior to the current code.
Recommend installing smoke detectors in the sleeping quarters.

SERVICE ENTRANCE AND PANELS

Recommend legible labeling be provided for the circuit breakers to allow identification to isolate circuits as needed for repairs (IRC-E3606.2).
Double lugging was observed at the neutral bus bar. Double lugging is not permitted and the neutral wires should be terminated separately in the bus bar.
The service panel cabinet does not appear to be bonded. Recommend necessary repairs be made to bond the service panel cabinet to the neutral bus bar. Metal components that can become energized from a lightning strike should be bonded/grounded.
The aluminum main leads and ground wire in the service panel are required to be protected with an anti-oxidant inhibitor per the electrical code. The electrical grease is not present and should be installed on the leads connected to the main breaker and bus bar.
Recommend replacing the pointed fasteners in the service panel dead front with blunt nose fasteners suitable for use with service panels.
Recommend legible labeling be provided for the circuit breakers to allow identification to isolate circuits as needed for repairs (IRC-E3606.2).

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Provide GFCI protection for the outlets in the kitchen and exterior areas as marked or needed.
Recommend replacing the missing face plate at the outlet in the east bedroom.
Repairs are needed to replace the damaged outlet in the northeast bedroom.
Closet lights are not protected by light globes. Closet lights should be protected by light globes and have at least 12" clearance from shelving. Repairs are needed to provide the required protection and clearance.

COOLING EQUIPMENT

Due to the age of the unit, it is recommended that service be performed to both condensing unit and evaporator. The typical life expectancy of an A/C system is approximately 10-15 years. It should be noted that the A/C condensing unit is nearing or at the end of its life expectancy.
Recommend replacing the missing/damaged insulation on the suction line at the condensing unit.

DUCT SYSTEMS, CHASES, AND VENTS

Repairs are called for to secure the loose air duct registers in the utility room and breakfast room.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Recommend installing backflow prevention on the exterior hose bibbs as needed.
Repairs are called for to repair/replace the leaky kitchen faucet. The swing spout was observed to leak during operation.
Repairs are needed to remedy the leak in the water supply piping beneath the kitchen sink.
Repairs are needed for the leaking valve at the wet bar faucet.
Repairs are needed to remedy the leak at the base of the toilet in the hall bath. The toilet should be removed, the closet flange and toilet base cleaned and a new wax ring and closet bolts installed when mounting the toilet.
Repairs are needed to secure the loose toilet in the master bath. The toilet should be removed, the closet flange and toilet base cleaned and a new wax ring and closet bolts installed when mounting the toilet.
There appears to be a gas leak at the gas meter. Utilizing a combustible gas detector, it appears the leak is in the vicinity of the gas cut-off valve. Recommend notifying the local utility company.
CSST observed to supply gas service to the kitchen area from the east side of the residence.

DRAINS, WASTES, AND VENTS

Repairs are needed for the leaking drain assembly under the hall bath lavatory.

DISHWASHERS

Drain loop in the discharge line not present at the time of the inspection. Recommend the dishwasher discharge line extend higher than the termination point to create a loop and provide anti-siphon protection.

FOOD WASTE DISPOSERS

Repairs are needed to replace the damaged splash guard.

SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

Recommend replacing the inoperable pool and spa lights. Light failed to illuminate using the local switches.
Repairs are called for to bond the pool equipment.
It appears the pool and spa may need re-plastering. Recommend further evaluation by a qualified pool contractor.
Recommend removing the damaged diving board for safety concerns.

Pool/spa water heater not present.

*It should be noted that all residential swim pools are required to have a minimum 48" tall fence surrounding the accessible pool area with self closing gates to provide security from unauthorized access to the pool area.

**Recommend the seller take time to familiarize the buyer with all valve controls and maintenance items concerning the pool equipment operations as needed.