



5019 Preserve Park Dr
Spring, TX 77389
David Taschery

04/07/2020

PROPERTY INSPECTION REPORT

Prepared For: David Taschery
(Name of Client)

Concerning: 5019 Preserve Park Dr, Spring, TX 77389
(Address or Other Identification of Inspected Property)

By: Scott Osborne, Lic #20555 04/07/2020
(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

Occupied Vacant

PRESENT AT INSPECTION: **N/A / N/A**

Weather Condition at Time of Inspection

Clear Overcast/Hazy Cloudy Rainy Ice/Snow

Outside Temperature: Arrival 82⁰

Departure: 88⁰

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. The photos provided are merely for 'visual reference' of random items in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the property.

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Post Tension Slab**

Comments:

Performance Opinion:

At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**.

Prior to closing, the **foundation should be inspected** by a qualified structural engineer familiar with the soils and construction methods of the region in order to determine if permanent repairs are required.

Note: The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the the inspector's personal experience with similar structures. **This inspection does not predict or guarantee future performance.**

Note: Observed evidence of movement may be perceived differently by a Buyer or inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. The engineer report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

Note: Where face of the foundation is covered / obstructed, the foundation cannot be inspected.

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

Additional Notes:

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



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There are exposed cable ends on the right side of the home. These cable ends should be sealed to help prevent oxidation/rusting of the cable into the foundation.



There is exposed aggregate on the right side of the foundation near the front and middle of the right side of the home.



There is exposed aggregate below the rear left windows (living room).



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I	NI	NP	D
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There is exposed aggregate on the left side of the home below the breakfast and living room windows.



B. Grading and Drainage

Comments:

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

There is high soil at the front of the home to the right of the front entry area covering the base of the wall. This is conducive to water and pest penetration into the home.



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There are low spots along the right property and fence lines that currently hold water. The soil is heavily saturated along these areas.



There are low spots along the left property and fence lines that currently hold water. The soil is heavily saturated along these areas. There is a low spot at the left side of the home at the corner near the dining room window that currently holds water. This is conducive to wood destroying insects and slab movement.



NOTE: I recommend monitoring the drainage after rain to determine if there is an additional need for drains.

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NOTE: I recommend keeping all drains in the front, side, and back yard areas clear / clean to help promote proper flow of water away from the foundation.



NOTE: I recommend removing all conducive conditions around the home including high soil and heavy foliage, and exposing the foundation around the home. High soil and heavy foliage are highly conducive to wood destroying insects and water penetration.

C. Roof Covering Materials

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

Viewed From: **From Ground/Binoculars**

Comments:

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

NOTE: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the the Client so chooses).

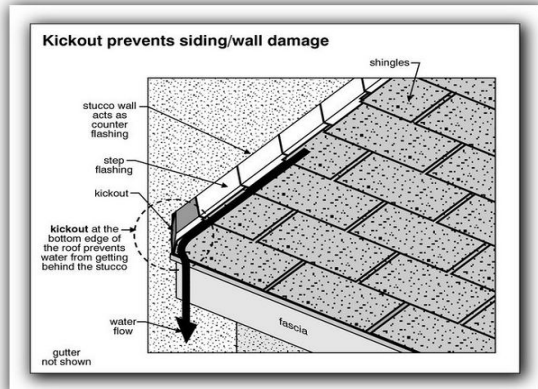
NOTE: The under-layment cannot be inspected if shingles are properly secured to the roof.

NOTE: The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate past or continual problems. In the case of a fairly new roof, ask for a copy of the contractor's and manufacturer's warranty to see if any warranty can be transferred. The TREC Standard of Practice for property inspections is not designed for the purpose of underwriting or insurability.

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I NI NP D

There is missing kick out flashing at the vertical wall intersections at multiple locations around the home, including at the front of the home above the front spare bedroom (right and left sides). Kick out flashing is used to help divert water away from the vertical wall intersection to help reduce the chance of moisture penetration into a wall cavity.



The roof jacks are lifted at the lower edge at more than one location.



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



There is a lifted shingle at the right side of the roof near the ridge close to the front corner.



There is deteriorated caulking material at the flashing at the rear of the home at the rear patio (where the patio meets the rear wall of the living room).



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I NI NP D

The flashing is lifted at the chimney area.



There is granular material from the shingles in the gutters.
I recommend the roof be evaluated by a qualified roofing contractor. Any exposed openings are potential moisture or pest penetration points and should be sealed.

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D. Roof Structures and Attics

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

Approximate Average Depth of Insulation: 12 inches (where visible)

Approximate Average Thickness of Vertical Insulation: 4-6 inches (where visible)

Comments:

Attic

Attic Insulation: **Loose Fill**

Roof

Ventilation Observed: **Yes** Condition: **Ventilation Adequate**

Water leaks noted Previous repairs noted Vermin activity noted

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

There is a required minimum 24" wide, unobstructed walkway to all attic equipment. The walkway is obstructed / inadequate, creating a potential trip hazard.

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There is no step installed at the furnace platform in the attic. This poses a potential trip hazard.



There is evidence of vermin activity in the attic.
NOTE: There is limited access to the attic space beyond the opening, walkway and equipment. Not all of the attic space was accessible or visible for inspection.

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E. Walls (Interior and Exterior)

Comments:

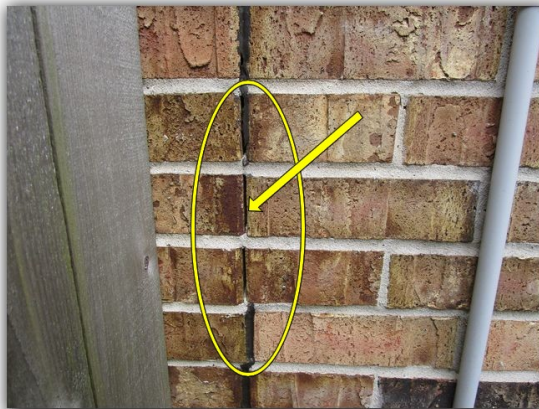
Prevalent exterior siding: **Masonry / Brick / Stone**

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

Additional Notes:

All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.

There is missing caulking material in the expansion joint on the left wall by the fence.



I=Inspected

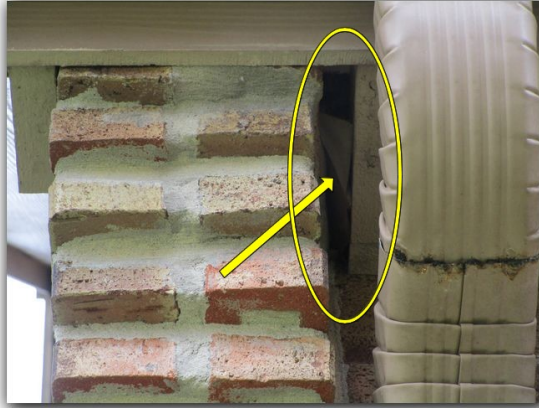
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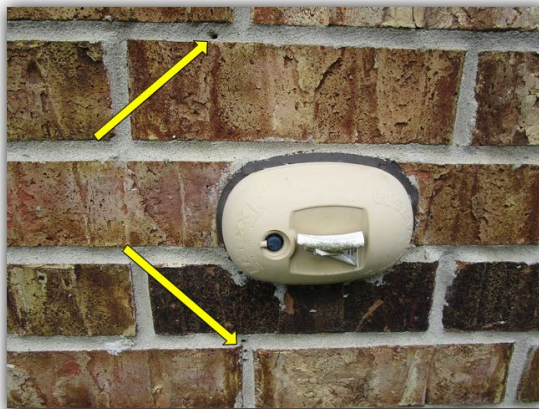
D=Deficient

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There is a gap at the fascia / frieze trim at the front right corner, creating an exposed opening.



There are small holes in the brick at the right wall near the front corner.



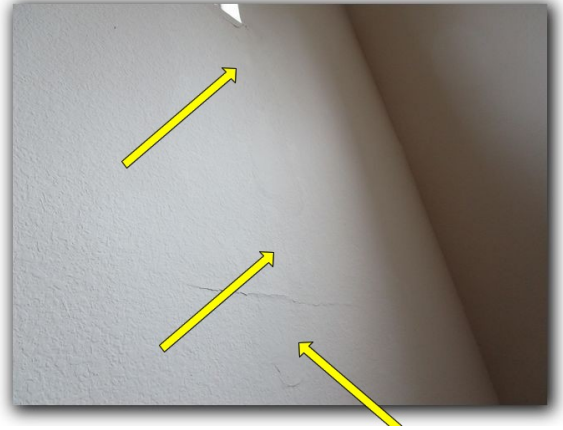
There is an exposed opening at the rear master bedroom exterior entry doors at the door frame.



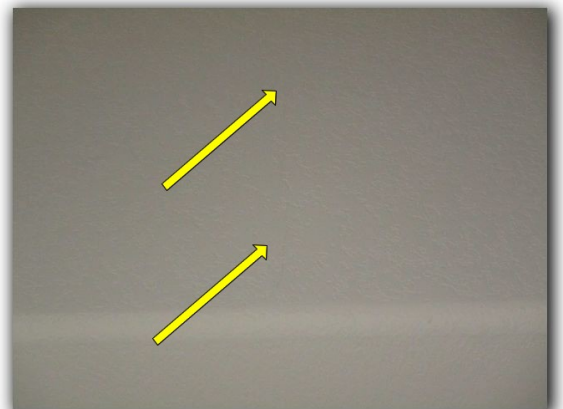
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There is evidence of moisture stains on the wall in the living room at the rear left window (left wall at the rear corner). The wall is soft in this area. I recommend further review, including what may be inside the walls, and where the source of the moisture is originating, by a qualified contractor.



There is a hairline crack on the wall in the kitchen at the top left corner of the framed opening to the dining room / area.



The interior walls are obstructed by storage and furniture. Not all of the walls are accessible / visible for inspection.

F. Ceilings and Floors

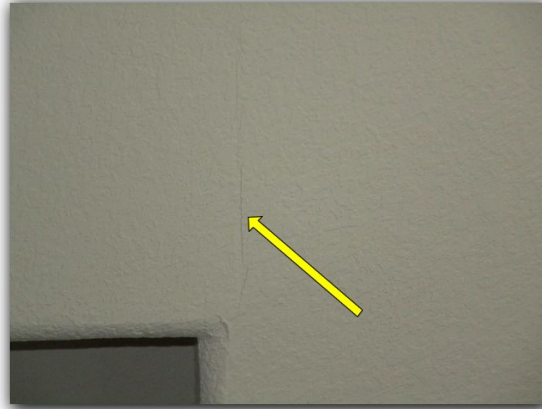
Comments:

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

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There are cracks at the corners of the tray ceiling in the office.



There are cracks at the angled ceiling intersections in the master bedroom (rear right corner).



G. Doors (Interior and Exterior)

Comments:

The garage entry door is on self closing hinges, but the hinges do not cause the door to close completely. This may allow exhaust gases to enter into the living space.
There are door stops missing at more than one location around the home.
There are double doors that rub at the strike plate when closed, including the master bathroom doors, the rear master bedroom exterior entry doors, and the master bedroom interior entry doors.

H. Windows

Comments: Double Pane

Notes:

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I NI NP D

The Z flashing is not visible above the windows. I cannot determine how the windows are sealed against water penetration. The caulking / seal around the window frame must be maintained to help prevent moisture penetration.



 I. Stairways (Interior and Exterior)
Comments:

 J. Fireplaces and Chimneys
Comments:
Type: **Metal** Fuel Source: **Non-Wood burning**
Damper: **Acceptable**

Chimney: **Fire-stop Inaccessible**

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

NOTE: On a direct vent fireplace, the vent could not be inspected.

NOTE: As a precautionary measure, I recommend servicing and cleaning the chimney and fireplace prior to use.

 K. Porches, Balconies, Decks, and Carports
Comments:

Note: Structural load capabilities were not inspected

 L. Other
Comments:
Additional Comments:

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I NI NP D

Notes: If the home is occupied, owner's belongings inside cabinets can conceal hidden damages.
There are signs of vermin activity in the garage and at the exterior of the home.



NOTE: Water softening systems, reverse osmosis systems, or any other filtration system that may be present in the home are not inspected.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main panel location: **Garage** Sub panel location: **Garage**

Brand: **Square D**

Size: **200 amps**



Type of wiring: **Aluminum**

ARC Fault

ARC outlet location(s):

Master
2nd Bed
3rd Bed
4th Bed
5th Bed
Comn

Missing
 Missing
 Missing
 Missing
 Missing
 Missing

Not tripping
 Not tripping
 Not tripping
 Not tripping
 Not tripping
 Not tripping

Grounding Electrode present: **Yes**

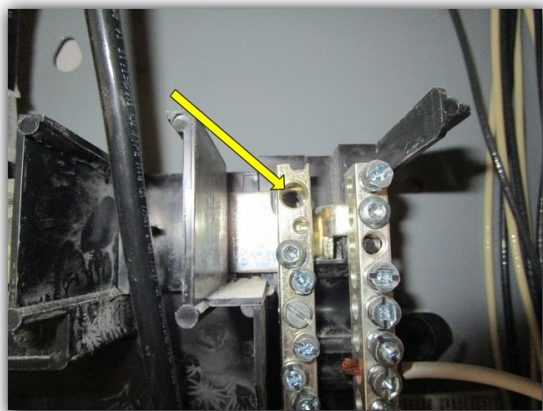
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I NI NP D

- Due to defects observed, recommend service and complete system check by licensed electrician.
- Due to aluminum wiring being found, recommend service and complete system check by licensed electrician.

Note: Unable to inspect underground services and the depth of the ground rods. Any panel covers that are not reasonably accessible due to shrubs, storage etc. as determined by the inspector may not be removed for safety or accessibility reasons.

There is no bonding bar / screw in the sub panel in the garage.



I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper**

Comments:

Receptacle Type: 2 prong 3 prong Aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

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

Notes:

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

NOTE: The walls are obstructed by furniture / storage. Not all outlets are accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

NOTE: There are receptacles that are GFCI protected in the home. The follow is a list of the GFCI reset locations: exterior wall at the rear patio by the sink, exterior wall left side behind the A/C unit, in the garage, in the pantry, master bedroom closet, laundry room and in the powder bathroom.

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There are outlets that are not GFCI protected, as is currently required, including in the garage at the water softener, and in the master bathroom linen closet.



There are loose outlets in the office.
There is no electrical power to the outlet in the kitchen to the right of the refrigerator.



NOTE: The control switch for the ceiling fan in the master bedroom is "upside down".
The glass globe is loose on the master bedroom ceiling fan / light fixture.



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I NI NP D

There are ceiling fans that are not properly balanced in the rear right spare bedroom. There are recessed light fixtures observed in the attic that do not have proper clearance from combustible materials including insulation.



I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: **Forced Air**

Energy Source: **Natural Gas**

Comments:

- Heat pumps were not inspected since outside temperature is above 70 degrees Fahrenheit
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70 degrees Fahrenheit.

Unit 1

Filter Type: **Disposable**

Condition: **Dirty**

Notes:

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

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I NI NP D

There is no protective grommet where the thermostat and other wires penetrate the casing.



I recommend a complete review of the entire HVAC system by a qualified HVAC technician.

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

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B. Cooling Equipment

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

Comments:

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

Unit 1 Supply Temp: 56 degrees Return Temp: 71 degrees Difference: 15 degrees

Note: High/low differential (Temperature differential should fall between 15 F & 20 F)

Additional Notes:



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I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance. There is evidence of prior moisture in the overflow pan in the attic.



There is evidence of rust on the HVAC casing in the attic.



Variance:



I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

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

C. Duct Systems, Chases, and Vents

Comments:

The return air filters are dirty. I recommend changing the filters routinely.
NOTE: I recommend having the duct work cleaned by a qualified contractor to help remove any allergens or other potential pollutants.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At the Curb Near the Street



Location of main water supply valve: Inside the garage
NOTE: The PEX manifold is located in the laundry room.



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Static water pressure reading: 66 psi

Comments:

Type: **PEX**

Kitchen Sink:

The sink has not been supported using the manufacturer supplied clips for the kitchen sink. Instead the under-mount sink is being supported using scrap lumber.



Bar / utility Sink:

Jack and Jill Bathroom:

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

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

Master Bathroom:

Shower plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

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

Bath 3: (Powder Bathroom:)

Outside Faucets:

There is a smell of gas beneath the gas grill at the outdoor kitchen. I recommend having the gas supply lines and connections reviewed by a licensed plumber and any and all deficiencies repaired.

NOTE: There is a limited view of the area below the sink at the outdoor kitchen.

NOTE: I recommend a complete review of the plumbing system, including scoping the underground lines for any damage, leaks or other deficiencies by a licensed plumber.

Laundry Room:

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

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

I NI NP D

 B. Drains, Wastes, and Vents
Comments:

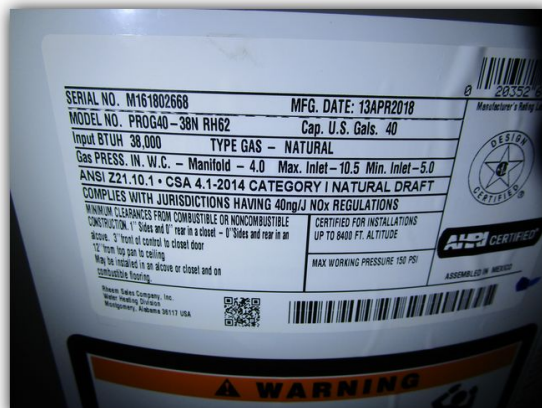
 C. Water Heating Equipment
Energy Source: Natural Gas
Capacity: 40 gallons
Comments:
(Refer to OP-I form)

Unit 1:

Location: Attic

Garage Unit: Physically protected: **N/A** 18" clearance: **N/A**

Additional Notes:



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

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The water supply lines are not fully insulated in the attic.



D. Hydro-Massage Therapy Equipment

Comments:

GFCI condition:Present

GFCI Reset location: Master Closet

Underside of tub readily accessible:Yes

Additional Notes:



E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

The soap door did not pop open during the cycle.

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

I NI NP D

B. Food Waste Disposers

Comments:

There is rust inside the disposal unit.

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

Range Source: **N/A**

Oven Source: **Electric**

Cooktop Source: **Gas**

Thermostat set at 350°F

Achieved: Oven **350** °F

Oven 2 **340** °F

Additional Notes:

Oven Temps:



NOTE: The gas supply valve for the cook top is located in the lower kitchen cabinet below the unit.



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

I	NI	NP	D
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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

Auto reverse block test acceptable: **Yes**

Electric eye reverse test acceptable: **Yes**

Additional Notes:

H. Dryer Exhaust Systems

Comments:

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

NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

NOTE: The sprinkler system was not inspected for underground leaks or coverage.

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

I NI NP D

NOTE: The unit was off at the control panel. I turned it on to test it, then off again when I was finished.



There are sprinkler heads that spray the fence and home at more than one location. The sprinkler heads may require adjustment. Spraying directly onto the home can lead to moisture penetration. I recommend having the system reviewed by a qualified irrigation specialist.

 B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction: N/A
Comments:

 C. Outbuildings
Comments:

 D. Private Water Wells (A coliform analysis is recommended)
Type of Pump: N/A
Type of Storage Equipment: N/A
Comments:

 E. Private Sewage Disposal (Septic) Systems
Type of System: N/A
Location of Drain Field:
Comments:

Summary

FOUNDATIONS

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

There are exposed cable ends on the right side of the home. These cable ends should be sealed to help prevent oxidation/rusting of the cable into the foundation.

There is exposed aggregate on the right side of the foundation near the front and middle of the right side of the home.

There is exposed aggregate below the rear left windows (living room).

There is exposed aggregate on the left side of the home below the breakfast and living room windows.

GRADING AND DRAINAGE

There is high soil at the front of the home to the right of the front entry area covering the base of the wall. This is conducive to water and pest penetration into the home.

There are low spots along the right property and fence lines that currently hold water. The soil is heavily saturated along these areas.

There are low spots along the left property and fence lines that currently hold water. The soil is heavily saturated along these areas.

There is a low spot at the left side of the home at the corner near the dining room window that currently holds water. This is conducive to wood destroying insects and slab movement.

NOTE: I recommend monitoring the drainage after rain to determine if there is an additional need for drains.

NOTE: I recommend keeping all drains in the front, side, and back yard areas clear / clean to help promote proper flow of water away from the foundation.

NOTE: I recommend removing all conducive conditions around the home including high soil and heavy foliage, and exposing the foundation around the home. High soil and heavy foliage are highly conducive to wood destroying insects and water penetration.

ROOF COVERING MATERIALS

There is missing kick out flashing at the vertical wall intersections at multiple locations around the home, including at the front of the home above the front spare bedroom (right and left sides). Kick out flashing is used to help divert water away from the vertical wall intersection to help reduce the chance of moisture penetration into a wall cavity.

The roof jacks are lifted at the lower edge at more than one location.

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

There is a lifted shingle at the right side of the roof near the ridge close to the front corner.

There is deteriorated caulking material at the flashing at the rear of the home at the rear patio (where the patio meets the rear wall of the living room).

The flashing is lifted at the chimney area.

There is granular material from the shingles in the gutters.

I recommend the roof be evaluated by a qualified roofing contractor. Any exposed openings are potential moisture or pest penetration points and should be sealed.

ROOF STRUCTURES AND ATTICS

There is a required minimum 24" wide, unobstructed walkway to all attic equipment. The walkway is obstructed / inadequate, creating a potential trip hazard.

There is no step installed at the furnace platform in the attic. This poses a potential trip hazard.

There is evidence of vermin activity in the attic.

NOTE: There is limited access to the attic space beyond the opening, walkway and equipment. Not all of the attic space was accessible or visible for inspection.

WALLS (INTERIOR AND EXTERIOR)

All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.

There is missing caulking material in the expansion joint on the left wall by the fence.

There is a gap at the fascia / frieze trim at the front right corner, creating an exposed opening.

There are small holes in the brick at the right wall near the front corner.

There is an exposed opening at the rear master bedroom exterior entry doors at the door frame.

There is evidence of moisture stains on the wall in the living room at the rear left window (left wall at the rear corner). The wall is soft in this area. I recommend further review, including what may be inside the walls, and where the source of the moisture is originating, by a qualified contractor.

There is a hairline crack on the wall in the kitchen at the top left corner of the framed opening to the dining room / area.

The interior walls are obstructed by storage and furniture. Not all of the walls are accessible / visible for inspection.

CEILINGS AND FLOORS

There are cracks at the corners of the tray ceiling in the office.

There are cracks at the angled ceiling intersections in the master bedroom (rear right corner).

DOORS (INTERIOR AND EXTERIOR)

The garage entry door is on self closing hinges, but the hinges do not cause the door to close completely. This may allow exhaust gases to enter into the living space.

There are door stops missing at more than one location around the home.

There are double doors that rub at the strike plate when closed, including the master bathroom doors, the rear master bedroom exterior entry doors, and the master bedroom interior entry doors.

WINDOWS

The Z flashing is not visible above the windows. I cannot determine how the windows are sealed against water penetration. The caulking / seal around the window frame must be maintained to help prevent moisture penetration.

FIREPLACES AND CHIMNEYS

NOTE: As a precautionary measure, I recommend servicing and cleaning the chimney and fireplace prior to use.

OTHER

NOTE: Water softening systems, reverse osmosis systems, or any other filtration system that may be present in the home are not inspected.

SERVICE ENTRANCE AND PANELS

There is no bonding bar / screw in the sub panel in the garage.
I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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

NOTE: The walls are obstructed by furniture / storage. Not all outlets are accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

NOTE: There are receptacles that are GFCI protected in the home. The follow is a list of the GFCI reset locations: exterior wall at the rear patio by the sink, exterior wall left side behind the A/C unit, in the garage, in the pantry, master bedroom closet, laundry room and in the powder bathroom.

There are outlets that are not GFCI protected, as is currently required, including in the garage at the water softener, and in the master bathroom linen closet.

There are loose outlets in the office.

There is no electrical power to the outlet in the kitchen to the right of the refrigerator.

NOTE: The control switch for the ceiling fan in the master bedroom is "upside down".

The glass globe is loose on the master bedroom ceiling fan / light fixture.

There are ceiling fans that are not properly balanced in the rear right spare bedroom.

There are recessed light fixtures observed in the attic that do not have proper clearance from combustible materials including insulation.

I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

HEATING EQUIPMENT

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

There is no protective grommet where the thermostat and other wires penetrate the casing.

I recommend a complete review of the entire HVAC system by a qualified HVAC technician.

COOLING EQUIPMENT

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

There is evidence of prior moisture in the overflow pan in the attic.

There is evidence of rust on the HVAC casing in the attic.

I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

DUCT SYSTEMS, CHASES, AND VENTS

The return air filters are dirty. I recommend changing the filters routinely.

NOTE: I recommend having the duct work cleaned by a qualified contractor to help remove any allergens or other potential pollutants.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Kitchen Sink:

The sink has not been supported using the manufacturer supplied clips for the kitchen sink. Instead the under-mount sink is being supported using scrap lumber.

Jack and Jill Bathroom:

Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

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

Master Bathroom:

Shower plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

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

Outside Faucets:

There is a smell of gas beneath the gas grill at the outdoor kitchen. I recommend having the gas supply lines and connections reviewed by a licensed plumber and any and all deficiencies repaired.

NOTE: There is a limited view of the area below the sink at the outdoor kitchen.

NOTE: I recommend a complete review of the plumbing system, including scoping the underground lines for any damage, leaks or other deficiencies by a licensed plumber.

Laundry Room:

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

WATER HEATING EQUIPMENT

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

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

**year as a form of maintenance.
The water supply lines are not fully insulated in the attic.**

DISHWASHERS

The soap door did not pop open during the cycle.

FOOD WASTE DISPOSERS

There is rust inside the disposal unit.

RANGES, COOKTOPS, AND OVENS

NOTE: The gas supply valve for the cook top is located in the lower kitchen cabinet below the unit.

DRYER EXHAUST SYSTEMS

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

NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

NOTE: The sprinkler system was not inspected for underground leaks or coverage.

NOTE: The unit was off at the control panel. I turned it on to test it, then off again when I was finished. There are sprinkler heads that spray the fence and home at more than one location. The sprinkler heads may require adjustment. Spraying directly onto the home can lead to moisture penetration. I recommend having the system reviewed by a qualified irrigation specialist.

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify _____ in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to _____ for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date _____ .

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Scott Osborne LICENSE #: 20555