

Advantage Inspections Plus



12219 Rocky Knoll
Houston, TX 77077
Prepared for:
Dalton & Jolie Schafer
Monday, December 21, 2020

PROPERTY INSPECTION REPORT

Prepared For: Dalton & Jolie Schafer
(Name of Client)

Concerning: 12219 Rocky Knoll, Houston, TX 77077
(Address or Other Identification of Inspected Property)

By: Jim Mortensen, Lic #TREC License #10257 12/21/2020
(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

Note: All directions perspectives are based on facing the front of the house.

Time of Inspection: 8:30 AM

Temp. During Inspection: 46 Degrees Fahrenheit

Basic weather conditions: Clear

Present During Inspection/Summation: Buyers, Buyer's Relative and Seller

Type of Home: Single Story (Single Family Dwelling)

House was built in: 1982 (Per HAR.com)

Square footage of the property: 2264 Square Feet (Per HAR.com)

Direction the property faces: north

Current status of home: Occupied

Status of Utilities for the property All Turned On (Gas, Water, Electric)

GPS Location 29.7439 Latitude and -95.5965 Longitude

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade- Post Tension Cables

Comments:

1. There are signs of a foundation repair.

- Search for documentation for the foundation repair. This should include the number, type and location of piers, the engineer that evaluated the foundation and designed the repair, as well as the company that carried out the engineer's recommendations. Often these repairs have lifetime transferable warranties. The transfer of this warranty may have time limits as well as a processing fee. Get all information about this prior to closing.

- One important post-repair test that should be done is a static plumbing test. This tests the plumbing lines to see if there is any damage after the repair. If this has not been done, it should be.



2. There are various signs of damage that are typical of a foundation problem that can be the result of the forces used to lift the house and repair the foundation. These can include cracks in the bricks as well as separation of trim.

- Review the foundation repair documents and consult with the engineer that did the assessment. Determine if another evaluation is needed.

3. Remember that proper maintenance of the foundation includes maintaining the moisture content of the ground that supports the foundation. Too much water is equally damaging as not enough water.

B. Grading and Drainage

Comments:

1. High soil is visible in a few areas around the house.

- There should be six to eight inches of slab exposed under the siding and four to six inches of slab exposed under bricks..

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The lack of the exposed concrete makes it difficult to detect wood destroying insects and other insects.

2. The grading is not correct. There should be six inches of slope for the first ten feet away from the house.
 - This lot has a drain plan with a swale on one side of the house, and the grade slopes toward the other side of the house. This is typical of a corner lot. This will be the most effective way to drain the lot. A swale is a shallow ditch that carries water from the house to the street, where it drains further into the storm sewer.
3. Poor grass growth is noted on the lot. This can be caused by several factors including lack of sunlight, lack of moisture, too much moisture, erosion, heavy traffic, and poor soil chemistry (amongst other causes). Determine the cause of the poor grass growth, and then treat the yard with the appropriate treatment.



4. Splash blocks are missing beneath the gutter downspouts. This is to help reduce erosion that can happen as water drains from the gutters on the roof.

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C. Roof Covering Materials

Types of Roof Covering:

Architectural Asphalt Shingles, Rolled Roofing and asphalt and gravel roof.

Viewed From:

Walked Roof Surface

Comments:

1. Many of the pipes that protrude through the roof are plumbing vent pipes. The pieces of flashing that surround these pipes are called roof jacks. This house has roof jacks constructed of lead. This metal is folded over the pipes. Monitor these areas for damage; squirrels like to chew these lead roof jacks.



2. The tree limbs need to be trimmed. They are rubbing the roof and will damage the shingles.
 - This is noted above the primary bedroom.

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3. Rusted flashing is noted on the roof. This needs to be properly prepared and treated with a rust-inhibiting paint to prevent future corrosion and possible leaks.

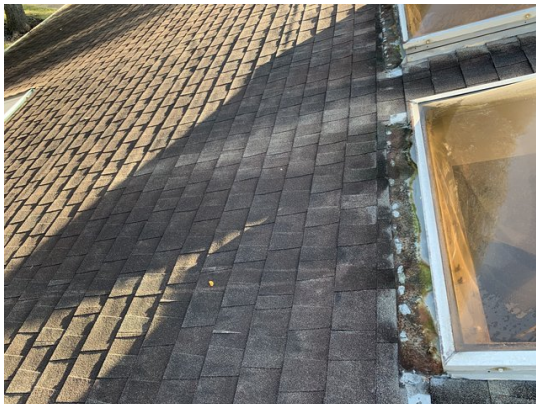


4. The dark spots are actually a form of algae that grows on the roofs. The south section of the roof receives enough sunlight to get hot enough to kill this algae. This is why it is never visible on the south side of the house.

- A product called "Wet-n-forget", available at home improvement stores, can be applied to kill the algae. It takes six months to a year for the effect to be seen.

- This does take some time to show results. For more information visit:

<https://www.wetandforget.com/>



5. There are nail heads that need to be sealed with roofing cement. This comes in tubes and can

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be applied with a caulk gun.



6. There are a few shingles that are damaged. The granules appear to have been knocked off, but damage does not appear to have gone through into the asphalt layer. This is typical of excessive foot traffic or walking on hot shingles (softer asphalt).



7. Several skylights are present in the house



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8. There is one section of the roof that does not drain well. The covered patio and enclosure is not well pitched. Monitor this area for future leaks.



- Clear the debris and trash from this area. It is also a bottle neck that will receive rain water from the top part of the roof.

9. Some wood trim close to the primary bathroom skylight is rotting.



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D. Roof Structures and Attics

Viewed From:

Attic Ladder and Attic Decking

Approximate Average Depth of Insulation:

5 to 7 inches

Comments:

1. The visible attic insulation is loose fill, blown-in and batt, fiberglass and cellulose insulation.
2. There are a total of two attic access points noted in the house.



- The attic access in the main hallway has a cover attached to hinges.
3. The roof ventilation system is not effective. For the roof ventilation to properly function there must be vents at the top of the roof and at the bottom. Vents at the top are typically ridge vents, turbine vents or roof hawks. The vents at the bottom of the roof are typically found in the soffits. A soffit is the horizontal section of siding that is above the vertical wall and below the roofline. This house was built without soffits.
 - When there are no soffits, there are often gable vents. These vents bring ventilation in from the side of the house.
 - A roofing professional should discuss the ventilation options for this particular roof.
 - Attic ventilation is one of the largest factors in how efficient the house HVAC system is. A cooler attic has various benefits: Less heat in the attic means less heat that will be drawn into the living space below the attic. The HVAC equipment and duct work also do not absorb as much heat, which means they operate more efficiently. This helps extend the lifespan of the equipment. Finally, the shingles will last longer if the attic is cooler. The ideal temperature for the attic is ten degrees greater than the exterior temperature.
 - To improve the ability of this house to vent the attic, two return air registers are used as vents.

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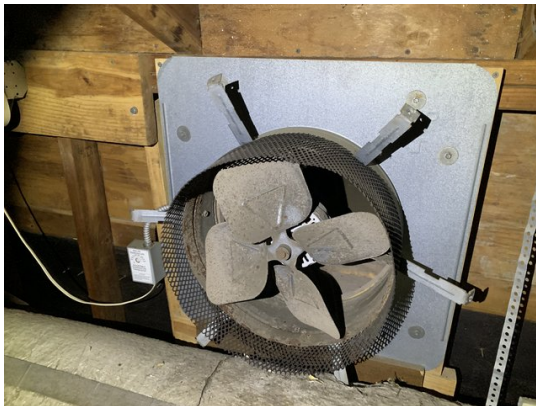
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- When the temperature gets hot enough, a thermostat turns the fan on. While not as ideal as effective passive ventilation, this is a necessary improvement to cool the attic adequately.



- The fan shroud/protector needs to be installed (or a safe alternative is needed).

4. The nuts and bolts that hold the stairs together are loose. This is a critical safety issue that, if left unrepaired, could result in catastrophic failure of the folding staircase.



5. Attic access stairway is not installed properly. Manufacturers recommend shims be installed between the wooden frame and the ceiling joists. There should be 16 lag screws or 16d nails, and these fasteners should go through the holes in the metal brackets by the hinge and pivot point.

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- Some nails are missing from the brackets.

6. A radiant barrier is recommended. This will reduce the temperature in the attic, increasing the HVAC system's efficiency and lowering utility costs.

- There are foil styles that are attached to the underside of the attic rafters or a radiant barrier can be sprayed in place with painter's equipment.

7. Trip hazards are noted in the attic. There are a few places where the catwalk and decking have different heights. These should be marked with a highly visible paint as well as have signs present cautioning those in the attic to watch their step.

E. Walls (Interior and Exterior)

Comments:

1. The exterior of the house is brick veneer, cement fiberboard panels and wood with wood trim. The cement fiberboard panels are noted on the garage.

2. There are a few areas that have cracked bricks. This is not uncommon and is generally considered a cosmetic issue. With the foundation repair noted, this may be a symptom of a problem or a result of the repair.

- Most homes in the Houston area have brick veneer siding, where the brick is not structurally supporting the house. It is attached to a wood framed stud wall and acts as siding that never has to be painted. As the foundation moves, the brick moves as well. Sometimes this results in hairline cracks. This is especially noticed in homes that were built without expansion joints, which allow for movement.



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- Some of the bricks are out of plane.



- While not uncommon, cracked bricks may indicate problems with the foundation. Check to see if this was addressed in the engineer's foundation report.

3. Some repairs are noted in the brick walls.



4. There are a few pieces of siding or trim that are rotten or starting to rot. Consider replacing it with a more durable, modern product that requires less maintenance.

- Cement fiberboard is a very popular option. It is durable and fire resistant but brittle. Hardieplank is a popular brand, but there are other manufacturers now. Visit <https://www.jameshardie.com/products> for more information.

- Composite wood siding is also a popular product. It is made with wood strands that are epoxied together. One brand is Smartsiding by Louisiana Pacific. Visit

<http://lpcorp.com/products/siding/lp-smartside-trim-siding/>

- Solid vinyl siding (for the trim) or PVC siding are also options, but not popular.

Each of these products have their advantages and disadvantages. Discuss these with a contractor to determine which product is best suited for you and for this property.

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5. Weep holes are missing in the lintels over the windows. Weep holes are found on the bottom course of bricks, and they allow moisture that has soaked through the brick wall to drain. When this house was built, weep holes over the windows were most likely not required.



6. There is damage to the wood behind the gutters. The gutters should have been installed higher so the wood was not exposed.

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7. Some over spray is noted on the shower tile. This indicates the house may have been recently painted.



8. Eventually the exterior of the house may grow algae or mildew, especially on the north side of the house. This is due to the humidity and naturally occurs. It will need to be cleaned with a product like "Jomax". This is used in a low-pressure sprayer. Use caution if using a high-pressure washer; it can damage paint and the building material. This product is available at most home improvement stores in the painting section. It will clean the mildew that grows on the exterior of the house. For more information, please visit:

<http://www.rustoleum.com/product-catalog/consumer-brands/jomax/jomax-house-cleaner-and-mildew-killer>

- Jomax is very effective on mildew, but does not clean algae well. There is a product that cleans the algae that grows on bricks called "Wet-n-Forget". It is available from different hardware stores. It will create an environment that is inhabitable to algae by utilizing a cupric solution (copper ions present). This does take some time to show results. For more information, visit:

<https://www.wetandforget.com/wet-and-forget-concentrate.html>

F. Ceilings and Floors

Comments:

1. Repairs are noted to the ceiling in a few places. This is not uncommon, but should be monitored for future issues.

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2. Monitor the ceilings (especially the gambrel ceilings) for any drywall cracks that often occur during as the seasons and humidity levels change.
3. The oil stains in the garage floor can be removed by a chemical process known as extraction. The material needed is solvent (gasoline or lacquer thinner) and floor absorbent material made for oil stains; available in the auto section. Pour a small amount of the solvent on the stain. This will dissolve the oil. Use the floor absorbent material to soak up the solvent with the oil in it. For best results, crush the floor absorbent material into a powder with flat-soled shoes. This process may have to be repeated a few times. The stain may still be visible, but it will fade much faster than the untreated oil stain. Also, try to do this process when there is less direct sunlight and heat (it evaporates the solvent more quickly).

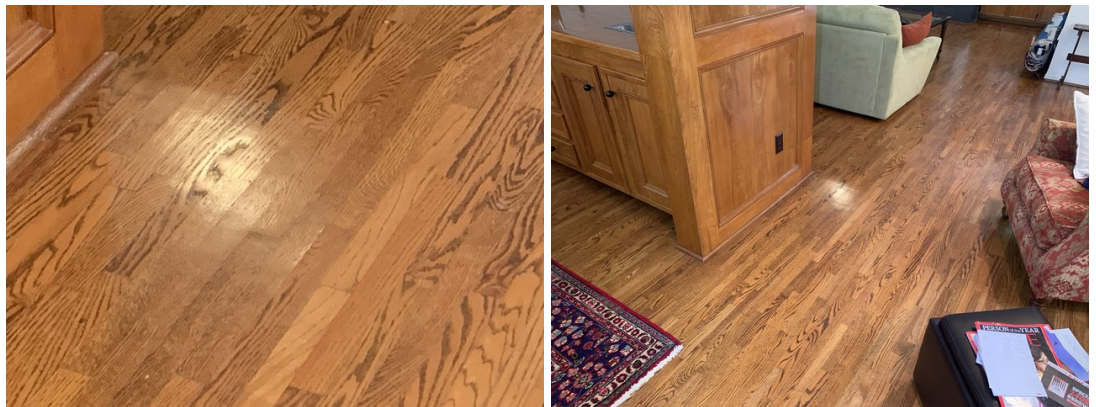
- Use caution; solvents are typically extremely flammable.



4. Take precautions to protect wood floors from damage. These precautions can include:

- A kill switch for the AC condensate pan.
- Braided stainless steel appliance water supply lines.
- Safety pans for washing machines, water heaters, and air conditioning units.
- Alarms can be installed under dishwashers and plumbing fixtures that detect leaks.

Don't forget wood floors are softer and less durable than tile floors. They can be scratched or damaged by pets or moving furniture. Be sure to use protective pads under furniture feet to minimize any damage or marks.



- It appears some water damage may be present.

5. Some separation is noted for the plank flooring in the front left side of the house.

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6. Some sections of the floor are higher than other sections. This is not uncommon for a house built during this time, but see if it is addressed in the engineer's foundation report.
7. While tile floors are very convenient, the grout often gets stained. This is a common occurrence in a house that is lived in. One product that can be used to clean the grout and tile is called Ajax Oxygen Bleach. Use this to scrub the floors to return the floor to its original condition.
 - The carpet may eventually have stains. There are various cleaning products that can be utilized for this purpose. One very effective carpet cleaner is called "Folex" and can be purchased from Home Depot or Lowe's.
 - Check with the manufacture for recommended products and test in inconspicuous areas for color fastness.

For more information visit: <http://www.folexcompany.com/>

G. Doors (Interior and Exterior)

Comments:

1. The overhead garage door needs to be lubricated. Always refer to manufacturer's instructions, but typically this means spraying all the metal, moving parts with a silicon or other dry lubricant every three months. The hinges, wheels, and springs are especially important, as this is where the wear and tear occurs. If one side of the track has more friction than the other, the door can be damaged.
 - One of the best lubricants for house hold use was developed by the engineers at Boeing and is called T-9. For more information for this product, please visit: <https://boeshield.com/products/>. View the bottom of the home page for suppliers (Amazon.com is included).
2. The Kwikset brand Smart Key series is recommended for new door hardware. It has been specially engineered. It is designed to be re-keyed with a simple kit instead of requiring a locksmith. The re-key kits are less than \$10 and are very easy to use. A keyless entry deadbolt is available that can also be controlled with many home security/automation systems (Z-wave compatible). For more information, visit: <http://www.kwikset.com/smartsecurity/re-key-technology.aspx>
3. The primary bathroom door will not latch.



4. One of the transitions is broken/damaged in a secondary bedroom.

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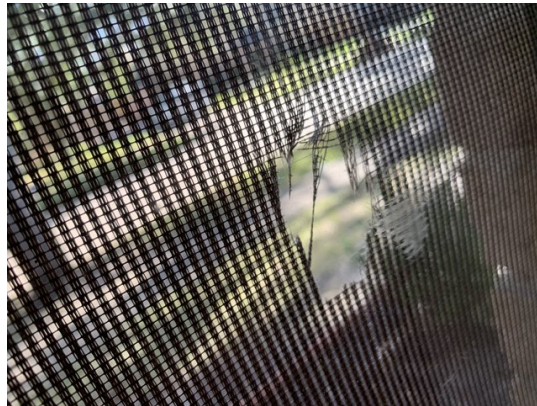
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H. Windows

Comments:

1. There are single pane aluminum frame windows present in the house that are single hung, horizontal slider and fixed pane (does not open).
2. There are solar screens on the exterior of the house. Some are faded from exposure to sunlight over time and damage is visible.



3. The window sills need to be cleaned as part of normal homeowner maintenance.



4. Many of the windows would not stay up when operated. There is usually a spring that keeps

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the windows up (called a ballast spring).



- Some of the rails appear to be bent.

5. Some of the windows were not accessible for inspection. Windows in bedrooms are the secondary egress (emergency exit). They should be checked so they open and close without issue.



6. The windows in the study have been locked with a metal tab. These windows cannot be operated. If this is a bedroom, then the window must open for a secondary egress in the event of an emergency.



7. The window stools will need to be caulked periodically to minimize moisture damage (window sills are on the exterior of a house and window stool is on the inside). Remove the loose or

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cracked caulk and then replace. Any rotten wood or flaking paint on the stool should be repaired or replaced as well.

8. There are professional style window cleaning kits available to homeowners. Visit this website for more information on professional window cleaning:

<https://windowcleaner.com/ettore>

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

1. The fireplace is a wood burning, masonry fireplace.



2. Ceramic logs are present in the fireplace.

-Keep damper open to minimize carbon monoxide poisoning. If the damper is closed, carbon monoxide can build up inside the home, which could lead to carbon monoxide poisoning. (When burning wood, if the damper is left closed, the house will fill with smoke and it will be obvious. Carbon monoxide is colorless and odorless. This creates a very dangerous carbon monoxide poisoning risk).

- A disabler should be installed on the damper to keep it from being closed.

- Consider installing carbon monoxide detectors.



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- The mortar for the firebricks is cracked. After cleaning, check the condition of the firebricks. Some of these areas can be repaired with a fireproof mortar or sealant. A mason or chimney sweep may be needed to evaluate the bricks when they are cleaned to determine to what extent there is damage.



- Clean up trash located inside the firebox.



- The chimney cap mortar has voids/cracks. It needs to be pointed up.



- The chimney cap is rusting. It should be properly prepared, primed and painted with a rust-inhibiting paint.
- There is some rust noted at the top of the firebox as well.

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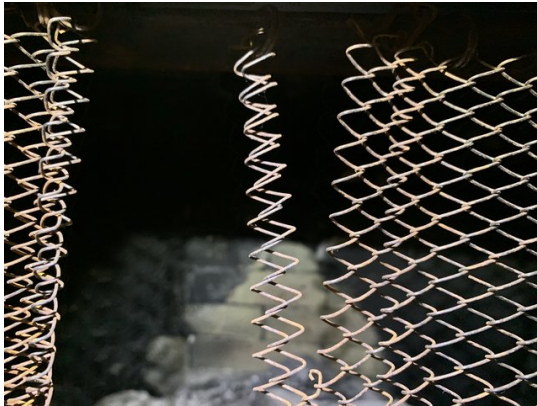
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8. The ember screen has separated in one spot.



9. The gas valve may need to be secured. The fireplace has a valve that, when opened, will allow the gas to enter into the fireplace. Newer construction would have a valve that opens with a special key, but this house has a door that covers a traditional manual valve. Secure this door so it will be inaccessible to small children.



- Though not visible, when this house was built the gas valves were typically not operated with a key. The valves were often operated by a simple lever. Check to see if it needs to be secured when the house is emptied.

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K. Porches, Balconies, Decks, and Carports

Comments:

1. The decking needs to be refinished in some areas before there is damage from exposure to the elements.



2. The house key does not operate the dead bolt on the side gate.



L. Other

Comments:

1. Be sure to keep the survey in a safe place that is easy to find. If/when the time comes to sell, this survey can be used in the next transaction. A survey can cost from \$500 to \$1200 depending on the property and circumstances.

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- It appears the driveway is built on the property line.

2. The water meter is located on the front of the house close to the street.



3. The electric meter is located on the exterior right of the garage.



4. The gas meter is located on the exterior left of house.

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5. The concrete driveway/sidewalks are not level or are heaving in some areas. This can be due to dry soil condition, previously dry soil conditions or tree roots. Monitor this as it may be a trip hazard. There are some companies that specialize in the raising concrete and leveling walk ways.



6. Termite "monitoring stations" contain wood that may attract termites. They are not recommended. It may be a good idea to pre-treat the house for termites.



7. Find out what the red light above the primary bedroom door is for.

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8. There is a mechanical device powered by a garage door opener that opens and closes one set of the atrium windows.



- Use caution as this is site built utilizing parts/machines in a way they are not designed to be used. It could not be operated/inspected for that reason.

9. The primary bathroom has drawer that cannot be opened completely. It is a higher drawer than typical and is missing the drawer pull found on adjacent cabinets.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Location of Service Panel:

Located on exterior right side of the garage.

Type of Electrical Service:

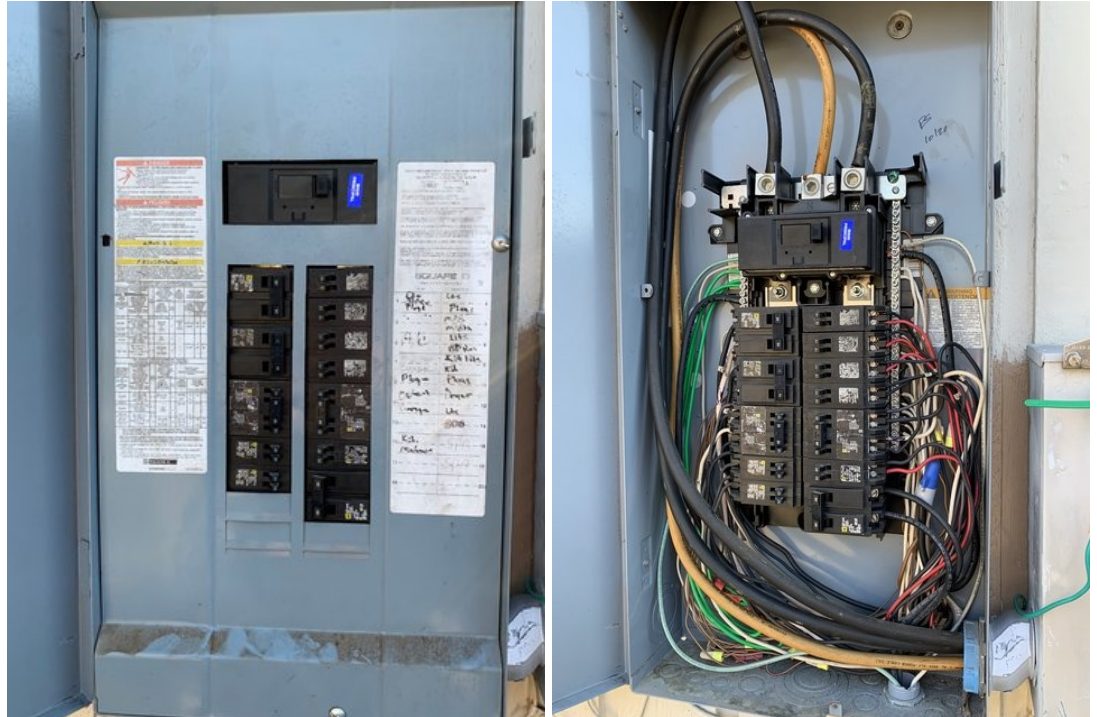
Underground service (known as service laterals)

Size of Electrical Service:

Not labeled; appears to be 2/0 AWG aluminum wiring

Comments:

1. One hundred and fifty Amp service noted in the main panel.



- The panel is a Square D brand electrical panel.

2. Currently required arc-fault protection is missing (AFCI).

- The Texas Real Estate Commission (TREC) requires the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas to be noted as a deficiency. These arc-fault circuit interrupting devices were required in new construction for the first time in 2003 in bedrooms, then more areas in 2009 and then again more areas 2014 (including a combination AFCI and ground fault circuit interrupter protection). Before this time, it was not required to have these devices installed on the house. It usually is not realistic to expect a seller to upgrade their electrical panel to current requirements. An arc-fault breaker is designed to detect when electricity does not flow properly and circumstances that can lead to an electrical fire.

For more information, refer to the National Electrical Manufacturers Association at

<https://www.afcisafety.org/wp-content/uploads/2018/08/AFCI-Issue-Brief.pdf>

3. The white wire on the shared 220 Volt circuit is poorly marked. The standard of industry is to wrap the white wires with black electrical tape. These have been marked with a black marker. While it does indicate the wire is being used as a "hot" wire and not a neutral, it is

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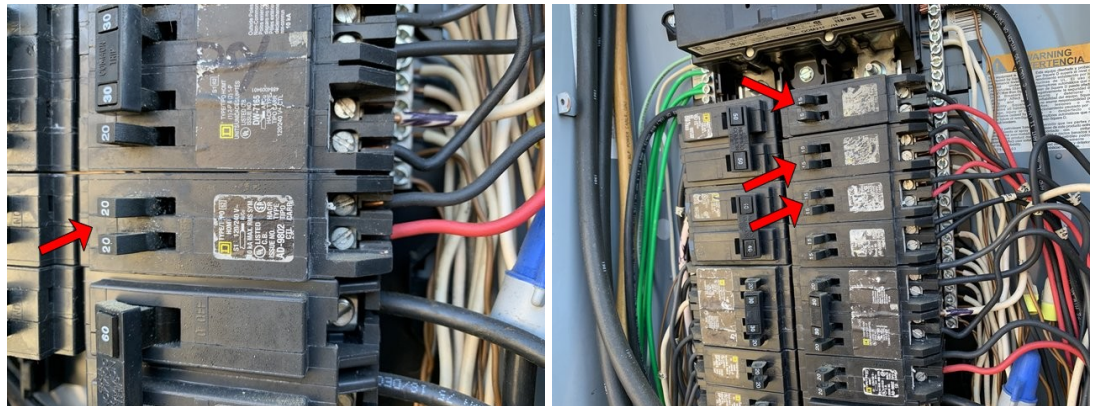
D=Deficient

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not the standard. - White wires are designated for use as a neutral wire. If used as a hot wire should be marked so that if removed from the breaker there is no doubt what it is used for.



4. Trip ties are missing on some breakers that share a 220 Volt circuit. Since the house runs on 220 Volt wiring, the power comes in on two 110 Volt power lines. Any circuit that shares both power lines (AC, stove, dryers, etc.) should have trip ties to turn off both lines.



5. The neutral wires and ground wires share the same bus bar. In new construction, these would have to be on separate bus bars, but then bonded together. When this house was built, this was the standard of industry.



6. The electrical panel is poorly labeled. Determine which breakers protect specific circuits and that they are properly sized.

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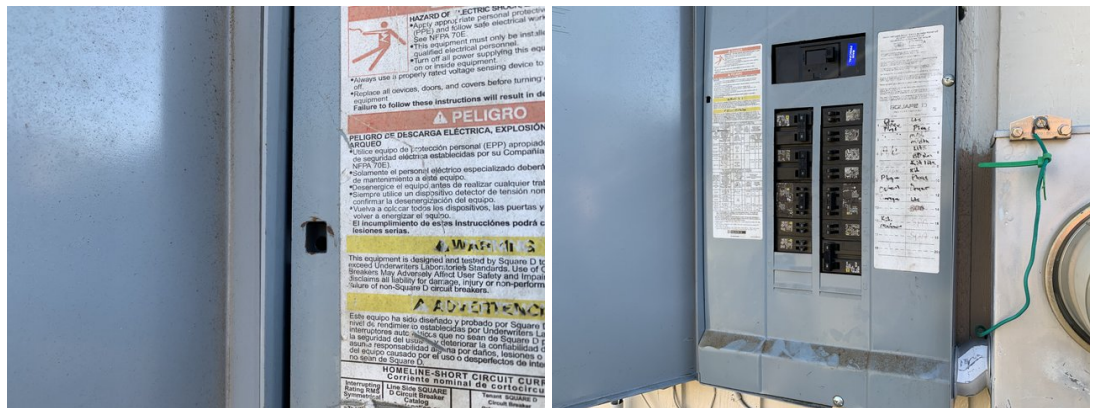
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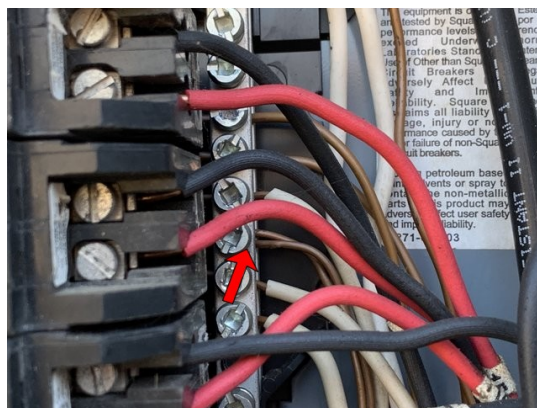
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7. The breaker panel cover is missing a screw that holds it in place. Panel screws need to be flat tipped specifically for electrical panel covers.



8. The ground wire bus bar contains double-lugged grounding wires. It is noted that this is common practice, but it may not be within the requirements of the manufacturer of the panel. Each manufacturer has different specifications.



9. The subpanel is a GE brand electrical panel.

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- It is designed to be a kill switch for the spa. Though it is a subpanel, it has no other circuits on it.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Copper

Comments:

1. Smoke detectors are not in all required areas. They should be in each bedroom, in the hallway outside each bedroom and one on each floor. They should be wired to the electrical system so the battery is only used as a backup. They should also be interconnected, which means when one smoke detector goes off, all the smoke detectors should go off. Smoke detectors should be replaced every five years.
2. The exterior outlets should be in weather proof boxes. When the house was built, this was not required. The spring-loaded covers were acceptable. If the outlet is protected by a roof, and is not likely to get wet, it would be okay. If the outlet is not protected by a roof, or has an appliance plugged into it, then it should have a cover around the connection. These are available from home improvement stores and are a simple installation.



3. GFCI protection was not present in all required areas.

- A ground fault circuit interrupter (GFCI) is a device that can detect when electricity is not flowing properly. When this happens, it will interrupt the power flow to the outlet. It is required for all wet areas, including exterior outlets, garages, bathrooms, kitchen counter tops and islands.

- New electrical codes now require GFCI protection for all kitchen appliances. When this

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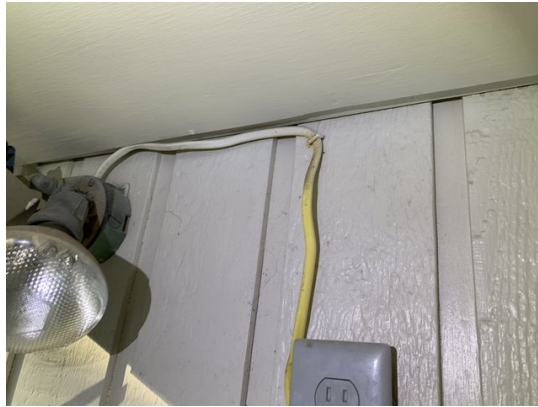
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house was constructed, this was not a requirement.



4. The electrical conductor (Romex wiring) should be concealed in the wall cavity or should be protected with conduit.



5. Some junction boxes are missing cover plates. These protect the electrical wiring connections and are required.



6. There are outlet covers that are missing. This is not uncommon, especially when remodeling. A missing cover may also indicate a loose outlet. Be sure the outlet is properly installed and consider purchasing "unbreakable" outlet covers that are nylon and much stronger.

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- 7. The dimmer switches do not have an "off" position.
- 8. There were some loose outlets throughout the house.



- 9. The left back secondary bedroom ceiling fan is noisy.
- 10. There is an abandoned wire sticking out of a junction box connector. Verify these wires are not hot and properly secure the wires with wire nuts in the junction box. A blank cover plate can be installed.

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11. There are electrical connections that are not in junction boxes. An electrical connection should be in an electrical junction box, should have wire nuts that secure the connection, and the junction box should have a cover plate that is secured.



12. The light for the attic space did not function when tested.



The light fixture in the attic should have a protection for the light bulb or be placed higher so it is less likely to be damaged.

13. The light on the ceiling fan in the primary bedroom does not function properly.

I=Inspected

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- When the switch is turned on, the light stays on a few moments but then shuts off quickly.

14. The electrical dryer outlet is a three prong outlet. It has two hot wires; the ground and the neutral share a wire. Modern codes require a four prong plug, where there are two hot wires (usually black and red), one neutral (white) and one bare copper wire that is the ground wire.



15. The hall bathroom GFCI outlet is also protected by the GFCI outlet on the front right section of the porch. Before this can be reset, the exterior outlet will have to be reset.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

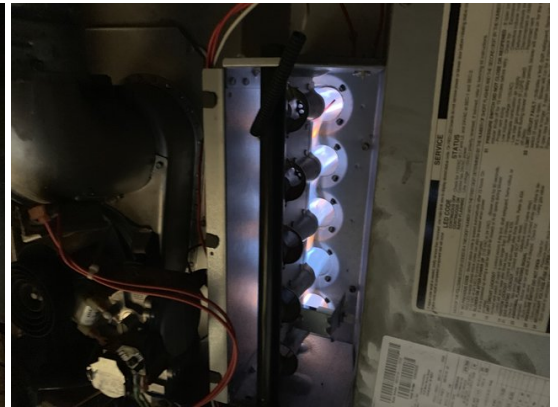
Central Forced Air

Energy Sources:

Natural Gas

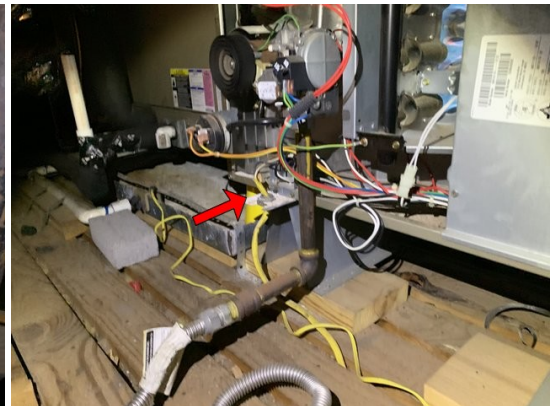
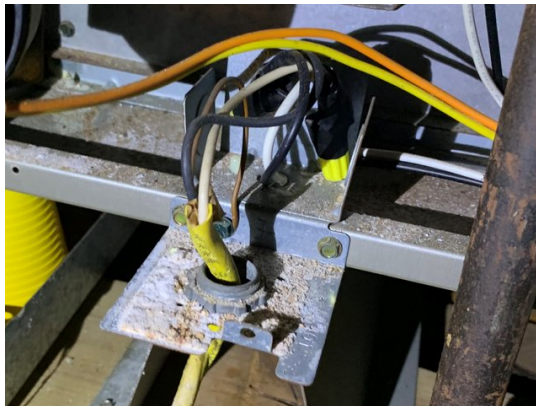
Comments:

1. It is recommended to service the furnace equipment every fall to make sure it is operation and perform any preventative maintenance required. Doing so will maximize the lifespan of the equipment and is considered part of proper homeowner maintenance.
2. The furnace was started and operated without incident. The cover panel was removed, and the flame pattern was observed in the heat exchanger without any issue.



3. The internal junction box is missing the cover. This is an area where the power from the house is connected to the internal power supply line for the furnace. The manufacturer includes a cover to isolate this area from the rest of the furnace.

- Since the furnace has a cover that protects this area the risk of an electric shock or other issue is lower.



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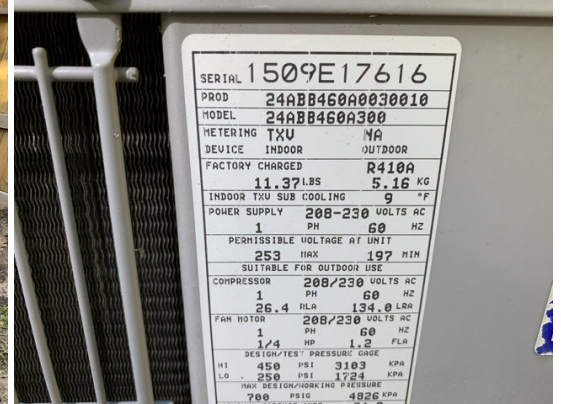
B. Cooling Equipment

Type of Systems:

Central Split System

Comments:

1. It is strongly recommended to have the air conditioning serviced in the spring. A technician can ensure the system is running properly and efficiently. The condensate lines need to be cleared and the freon levels need to be checked. Often, by the time one notices the air conditioning is not operating properly, the significant damage to the system is done. Preventative maintenance will extend the lifespan of the equipment.



- The AC is manufactured by Carrier. The label indicates the unit is a 4 ton unit.
2. The AC differential should be between 15-20 degrees. This refers to the temperature of the air that goes into the return air duct and the different temperature of the cooled air that comes out of the supply duct in the various rooms.
 - The return air was 63 degrees and the lowest register was 51 degrees.
 - The differential on this unit was 12 degrees. It needs to be serviced.
 3. The primary condensate drain line drains onto the ground by the foundation. This is noted in to the left side of the entry door. It is a pipe hidden behind the downspout that is not attached to the gutters.



- As the air conditioning runs, it removes humidity from the air. This humidity then has to be disposed of properly. Modern construction techniques tie the primary condensate drain into the plumbing drain line, typically under a bathroom sink.
- The excess moisture drained into one area by the foundation can cause the ground to swell in the front porch area and lead to foundation problems.

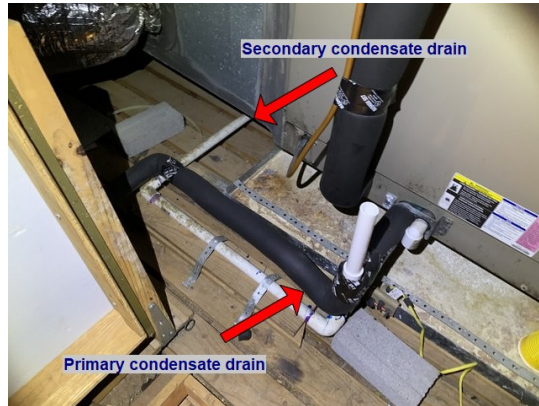
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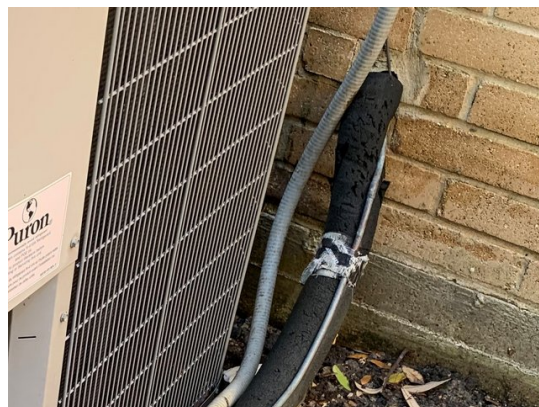


- It appears the original primary condensate drain line was drained into one of the vents in the attic.



- The pipe sticking out of the soffit material (horizontal material between the edge of the roof and the brick/siding) is the secondary or emergency condensate drain line. If water is coming out of this pipe, there is an issue with the AC.

4. The exterior refrigerant line is poorly insulated. The lack of adequate insulation will allow for parasitic heat gain and make the unit less efficient. This effect will be worse the higher the exterior temperature.



5. Consider adding a water sensing kill switch that will shut the AC unit down if the unit does not function properly. This may help avoid costly drywall repairs (water damage). It would immediately indicate a possible problem with the AC system, possibly preventing damage to

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the AC system.

6. Rust and water stains are visible in the secondary condensate drain pans.



- Remove the trash from the pan as well.

C. Duct Systems, Chases, and Vents

Comments:

1. The thermostat is a programmable thermostat. It is known as a "Nest". This link has more information as to how it operates and some of its features: www.nest.com/



2. The filter is dirty and needs to be changed. This is part of normal homeowner maintenance and should be done every month.

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3. The HVAC filter size is 20 x 30.
4. The return air filter is damaged. Because the AC has been running without an adequate filter, this unit needs to have the evaporator coils cleaned.
5. There are repairs noted to the ducts. Monitor these for signs of leaks. Because of the nature of the insulation shroud around the duct, the union of the inner duct cannot be evaluated.



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Close to street
Location of main water supply valve: Left exterior of house
Static water pressure reading: 54 PSI (Should be between 40-80 PSI)
Comments:

1. The visible plumbing supply lines in this house are copper and PEX (cross linked polyethylene).



- Water shut off pictured above.

2. At least one of the anti-siphon devices is missing from the exterior hose bibs.
 - An anti-siphon device is designed to protect the home drinking water supply from contaminants. Hose bibs, dishwashers, sprinkler system and pool supply lines are required to have them.
 - The entry hosebib is wrapped for protection against freezing.
3. There is a whole house filtration system noted by the supply shut off.



4. Insulate exposed water pipes. Look for these pipes on the exterior and in the attic. When cold weather hits, often the stores sell out of insulation.

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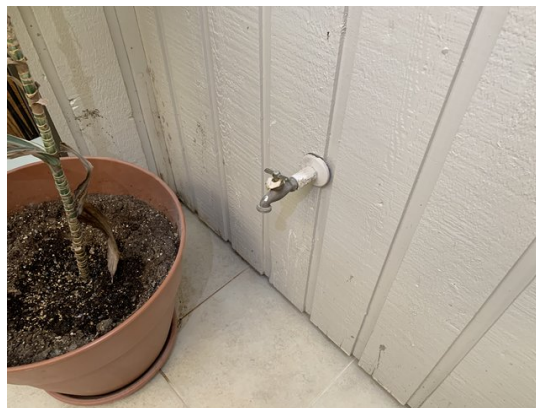


5. It appears the original galvanized steel pipes have been abandoned. Verify the pipes were removed



- Rust in the water of the hall bathroom tub indicates there is some steel pipe present close by it.

6. The hose bib in the atrium did not have any water pressure. Find out if it is abandoned.



7. The tub/shower faucet and down spout need to be caulked to prevent water infiltration to the area behind the faucet and down spout.

I=Inspected

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8. The hall bathroom tub faucet is dripping water.



9. The hall bathroom sink hot/cold faucet handles are difficult to operate.



10. The hall bathroom shower diverter and shower head both leaked when tested.

I=Inspected

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D=Deficient

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11. Water drops are visible on the hall bathroom tub/shower plumbing lines.



- It is unknown if this is a leak in the shower head or condensation.

12. The wet bar faucet did not function when tested.



13. The drain for the primary bathroom is operated by rotating the knob by the water over flow. Pushing down on the mechanism can damage the stopper.

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B. Drains, Wastes, and Vents

Comments:

1. The sewer clean out is on the exterior left of house.



2. Consider installing a sewer clean-out cap with a relief valve. This may allow an escape for sewage in the event of a stopped-up line. One can be purchased from Amazon.com, but be sure to measure the proper size plug:

Look up on Amazon "Jones Stephens sewer relief plug." Because Amazon is such a dynamic website, the fixed links keep changing. This search will bring up the proper product.



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3. The sewer clean out needs to be lowered so it will allow a relief valve to function as efficiently as possible.
4. There is a strong odor of sewer gas noted in the attic. Check for a broken/disconnected vent in the attic.
5. Corrugated drain lines are not permitted. This makes it easier to attach the drain line. The non-smooth wall, however, make it more likely to get clogged.



6. As previously stated, a foundation repair has been done. Be sure to find out if a static plumbing test was done. This determines if there is a leak in the plumbing lines (it can happen during a foundation repair, so it should be done afterwards). Only plumbers do this test.

C. Water Heating Equipment

Energy Sources:

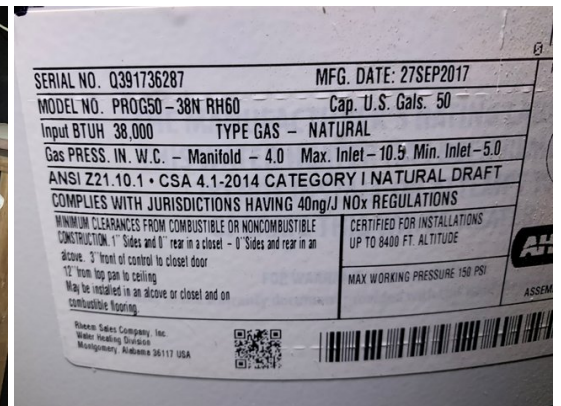
Natural Gas

Capacity:

50 Gallons

Comments:

1. The water heater is located in the attic.



- The water heater is manufactured by Rheem.

2. The TPR (temperature pressure relief) valve is a device that will release pressure in the event of a malfunction. It prevents water heaters from exploding. The drain should discharge to the exterior of the house or to a proper drain line. It should terminate no more than six inches from the ground, be gravitational drained and not have threads on the end of the

I=Inspected

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drain.



- TPR valve discharge drain line does not terminate within six inches of the final grade on the exterior of the house.
- For future reference, if water is coming out of the exterior drain line, there is an issue with the water heater.
- To see the Mythbusters experiment on water heaters, visit: <https://www.youtube.com/watch?v=jbreKn4PoAc>. Please note their water heater is only a 30 gallon water heater.

The TPR valve should be checked as part of a home inspection. This test cannot be performed, however, because of the hard water conditions in the Houston area. If the valve is opened, the hard water deposits present will cause the valve to stay open. It often has to be replaced. Since no destructive testing can be done as part of a home inspection, this part of the water heater is observed only. There were no visible issues noted with the valve itself.

3. Remove debris from the water heater safety pan (insulation and trash). This can cause the drain line to clog in the event of a leak.



- The pan may be broken.
4. The temperature of the water is too hot. It should be no more than 120 degrees, but this water heater registered at 134 degrees.
 - Because the attic is not a conditioned space, its temperature is affected by the exterior temperature. This temperature fluctuation can affect the water heater temperature. It may need to be adjusted, depending on the season (turned up in the winter and down in the

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summer).



D. Hydro-Massage Therapy Equipment

Comments:

1. There should be access to the underside of the jetted/whirlpool tub. This model of jetted tub is built out of a molded form.



- The access panel would not detach on the right side of the panel cover when reasonable force was used. There is no access to the underside of the tub during the inspection. Use a couple of flat pry bars on each side of the fastener with even pressure to minimize the risk of breaking this plastic fastener.



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2. The GFCI reset button that protects the jetted tub is located not located during the inspection. It appears to be on the underside of the tub, but could not be verified.



- If it is not located, one should be installed.

E. Other

Comments:

1. Avoid using chemical cleaners of any kind in the toilet tanks. These chemicals break down the seals and can cause water to leak from the tank into the toilet bowl. While this is not a leak that will damage the house, it is a waste of water (and money).
2. Consider using an in-line water filter. It would be installed between the water supply line and the refrigerator. Activated charcoal filters will be better than the whole house filter present.
3. Take precautions to preserve the shower glass. When water evaporates, the minerals remain as spots. It is important to remove the water from glass. Using a shower spray or squeegee daily is recommended. Applying car wax or Rain-X to the glass will keep water from sticking to the glass.



4. Leak detectors are recommended to minimize any water damage in the event of a leak. These can be placed in the utility room, attic space (by water heater) and in the kitchen. There are different models available that have audible alerts, can send alerts to smart phones through a wi-fi component or can be attached to a servo that will shut off a pipe. Discuss with a plumber or home automation expert the pros and cons of the different systems to find out which is best.
5. A gas line is present for the clothes dryer. A gas dryer or electric dryer can be chosen for this

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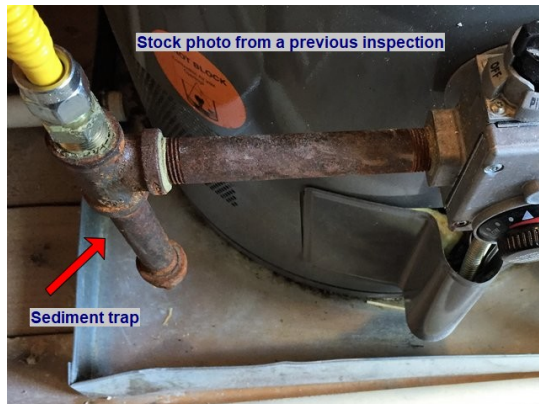
house.



6. The gas line should have a sleeve or be wrapped so the gas line is not in contact with the mortar/bricks/masonry. When this house was built, this was most likely not required.



7. Gas appliances missing debris/sediment trap. This is a vertical piece of iron pipe that catches any particles that may be in the gas line. The water heaters and furnaces require them now, but when this house was built it may not have been required. It is not uncommon to see houses without these devices.



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8. A piece of tile has been installed in the primary bathroom shower to act as a door stop.



- It is difficult to see, use caution to not trip on it or drag feet across it.

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V. APPLIANCES

A. Dishwashers

Comments:

1. The dishwasher was started and ran without issue.



2. The anti-siphon device is missing on the dishwasher. There is an "air-gap" device that is a siphon breaker, or a "high loop" drain line can be installed. This means the drain line needs to be secured to the underside of the countertop.
 - Though there is a loop, it is not in contact with the underside of the countertop.

B. Food Waste Disposers

Comments:

No issues present at the time of the inspection.



C. Range Hood and Exhaust Systems

Comments:

The exhaust system is a down draft exhaust system installed in the cook top.

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- There are components under the cabinet that help direct the air flow to this vent on the exterior of the house.



D. Ranges, Cooktops, and Ovens

Comments:

1. The cook top is an electric appliance.



2. The single wall oven is an electric appliance.

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D=Deficient

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- The top component is a microwave oven that is attached to the oven.

3. Oven accuracy is tested by setting the thermostat to 350 degrees and then measuring the temperatures. Acceptable temperatures fall between the range of 325 and 375.

- The oven reached 365 degrees.

4. The oven needs to be cleaned. Do not use self-cleaning mechanism. This causes excessive heat and can damage electrical components. Modern chemical oven cleaners are less corrosive than previous cleaners and very easy to use.



E. Microwave Ovens

Comments:

The microwave was tested by heating 20 ounces of water in an enclosed bottle for one minute.

- It is integrated into the oven (and gives the appearance of a double oven).

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust fan located in the primary bathroom and primary water closet is noisy.

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G. Garage Door Operators

Comments:

1. The garage door force sensor needs to be adjusted. It is tested (auto-reverse block test) as follows:
 - Open the garage door opener.
 - Place a 2X4 flat on the ground.
 - Close the garage door on the 2X4 (placed flat on the ground).
 - Opener should recognize the object and automatically reverse to the full open position.



2. On a regular basis, be sure to check the safety features. This time interval will depend on use, condition, age and manufacturer's recommendations.
 - The first one is an electric eye auto-reverse sensor that will stop and reverse the door in the event an item or person passes under the door while it is closing.
 - The other required safety mechanism is an internal force sensor that can detect when the garage door is hitting something. It should automatically stop and then reverse if this happens. If this does not happen, then the unit should be serviced. .
 - This is a good time to lubricate the door components and any opener components that need to be lubricated.
3. The manufacturer's safety/instructions sticker is missing from the wall by the opener. This was part of the installation process and is required by the manufacturer. It gives instructions for

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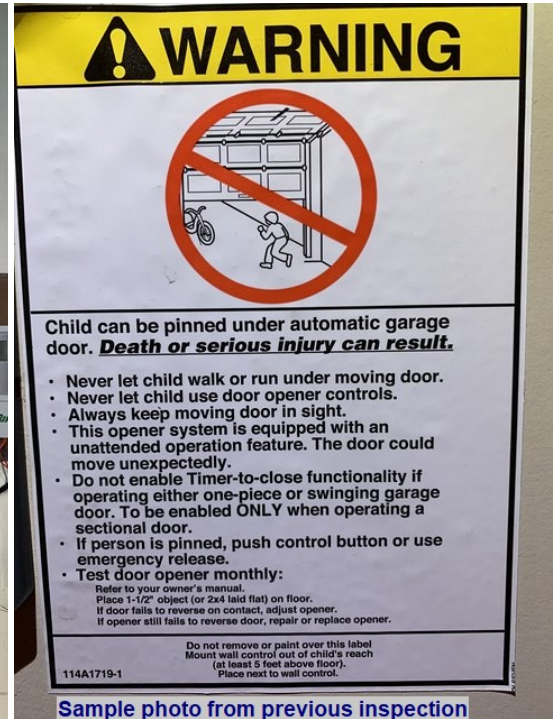
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safety and maintenance.



Sample photo from previous inspection

H. Dryer Exhaust Systems

Comments:

No issues present during the time of the inspection.



I. Other

Comments:

The washer, dryer, toaster oven, wine refrigerator and refrigerator are outside of the scope of a home inspection. They are not inspected.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

1. The sprinkler system is a Rainbird that has six sprinkler zones.



2. While the Houston area is relatively warm in the winter, there are occasional cold fronts that produce freezing temperatures. Take the necessary precautions to protect the sprinkler system from freezing. There are internal components that will break if there is freezing weather. Go to the PVB valve (pressure vacuum breaker valve- the top kind of looks like a bell) and shut off the valves on the water lines. Then, open the valves that are attached to the PVB. This will drain the water on the interior. As an extra precaution, wrap the entire unit in an old towel or small blanket to prevent freezing.



- The PVB isolation valves are not visible (most likely covered with insulation).
- For specific information on this procedure from the manufacture visit:

<http://media.wattswater.com/fp765.pdf>

3. The sprinkler system rain sensor is not installed properly. A rain sensor is visible on the exterior rear side of the house, but is not connected to the controller. Though this may not have been required when this property was originally built, it is required for modern construction/installation methods.

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4. One of the valves is stuck and kept the same sprinklers on for zones 4, and 5.



5. The anti-siphon device leaked at the valve for a few minutes. Once pressure was released (changed zones) it operated without issue.



6. Periodically the sprinkler system need will to be adjusted for time and coverage.

- Sprinkler systems do exactly as they are programmed. Become familiar with instructions and recommended watering times. You can test this by placing pie pans (or any shallow wide dish) in various places in the yard. Run the sprinklers until there is ½ an inch of water in the pans. This is the ideal running time for that area. Drainage issues and over watering are often caused by sprinkler systems that are not programmed correctly.
- This is often the case as shrubs grow and the grass root network grows and becomes

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thicker. There are extensions that can be installed to raise the heads slightly.

- A sprinkler system makes watering the yard easier, but it does require some adjustments. The amount of time set for each zone and the days that the sprinkler will need to run will have to be constantly adjusted for weather conditions.



- Some heads need to be adjusted at this time.

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

Type of Construction:

Comments:

1. There is a stand alone spa noted on the back patio.



2. It was just over 70 degrees with ambient temperature of about 50 degrees.

I=Inspected

NI=Not Inspected

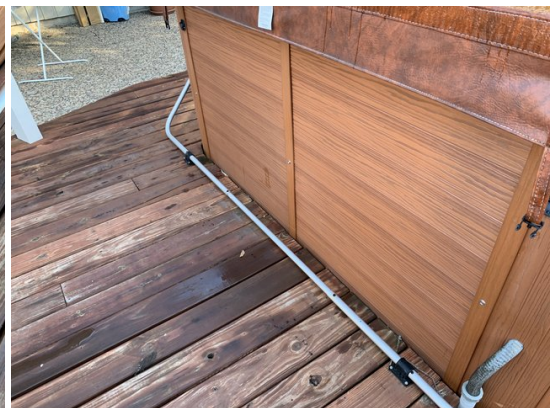
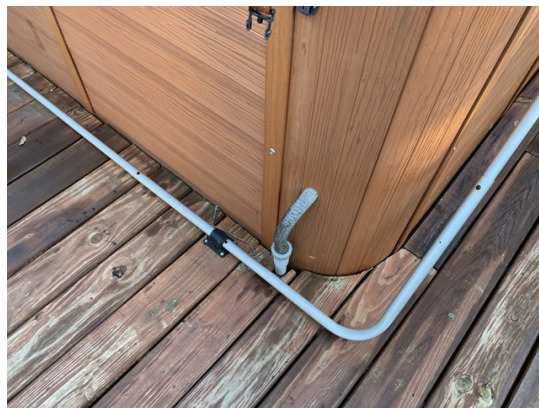
NP=Not Present

D=Deficient

I NI NP D



3. The access panel was blocked by the decking; the mechanical systems could not be accessed for inspection.



- When accessible, check the plumbing lines and motor/pump/impeller for signs of leaks as well as the electrical connections for signs of overheating.

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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 MSCCS, Inc. 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 for all of 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:



Is it okay to send a copy of the report to your realtor? (Initials only needed)

