

1st Rate Inspections

Property Inspection Report



7 Eastwood Cir, Conroe, TX 77301
Inspection prepared for: Brenda Sarg
Real Estate Agent: Michael Serna - The Collective Realty Group

Date of Inspection: 10/30/2019 Time: 8:30 AM
Age of Home: 1985 Size: 1406
Weather: 59° F, Light Drizzle (fog)
Order ID: 13736

Inspector: Eligio Varela
License #22209
Phone: 832-567-5791
Email: clientcare@1strateinspections.com
www.1stRateInspections.com

Juan Barria

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PROPERTY INSPECTION REPORT

Prepared For: Brenda Sarg
(Name of Client)

Concerning: 7 Eastwood Cir, Conroe TX, 77301
(Address or Other Identification of Inspected Property)

By: Eligio Varela, License #22209 10/30/2019
(Name and License Number of Inspector) (Date)

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.

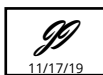
In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>).



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, bathrooms, 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 require 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

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions

you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age or older have a limited life and could fail at any time. If there are concerns about appliances we recommend that you have them checked by a specialist for condition and possible life expectancy of the appliance.

Exterior Notes: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected. These should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed. As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that most roofs are walked by inspector. However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Interior Notes: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector may not move personal items. Note that cosmetic settlement cracks may not be noted in the report.

Electrical Notes: Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and

the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

Heating & Air Conditioning Notes: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Plumbing Notes: Bathrooms can consist of many features from hydro therapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40 gallon water heater may not supply enough hot water to larger tubs. Ice maker lines are not tested.

Optional Devices Notes: Sprinkler controls tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested.

Pool checked in manual mode only. Pools shell is a visual inspection only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- -Post Tension
- -There are no significant settlement cracks or movement noted at this time.

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading & Drainage
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Comments:

B.1. -Although there is not the proper 6" drop within 10' of the slab around certain areas of the structure. Indications are that the water is flowing away from the structure and no immediate issues were noted, recommend monitoring and correcting slope as needed.

B.2. -The soil is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions to Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - front

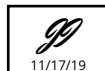
B.3. Holes noted at foundation. Mainly at - rear



-The soil is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions to Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - front



-The soil is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions to Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - front



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Holes noted at foundation. Mainly at - rear

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- -3-Tab composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

Viewed From:

- -Due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. The roof was observed with pictures or video from a drone. As such, our inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. Water can enter through very small areas and may not be found until heavy rain storms occur, wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

Comments:

C.1. -The shingle roof covering had been applied over a surface with a pitch (slope) less than the industry standard, and is subject to leakage if proper underlayment was not used. Unable to determine if proper underlayment methods were used at time of inspection.

C.2. -Parts of the roof is ponding. This may cause leaks or damage to roof over time.

C.3. -There are signs of rusted flashing/vents on the rooftop. We recommend painting or replacing all rusted or deteriorated flashing/vents as needed.

C.4. -Debris were noted on the roof which can cause water to back up on the roof and allow water to penetrate through the roofing materials, recommend removing debris from roof. Unable to fully inspect roof covering as debris limit the visibility of the roof surface.

C.5. -Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.

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-Parts of the roof is ponding. This may cause leaks or damage to roof over time.



-The shingle roof covering had been applied over a surface with a pitch (slope) less than the industry standard, and is subject to leakage if proper underlayment was not used. Unable to determine if proper underlayment methods were used at time of inspection.



-There are signs of rusted flashing/vents on the rooftop. We recommend painting or replacing all rusted or deteriorated flashing/vents as needed.



-Debris were noted on the roof which can cause water to back up on the roof and allow water to penetrate through the roofing materials, recommend removing debris from roof. Unable to fully inspect roof covering as debris limit the visibility of the roof surface.

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Overview of roof



Overview of roof



Overview of chimney



Overview of roof

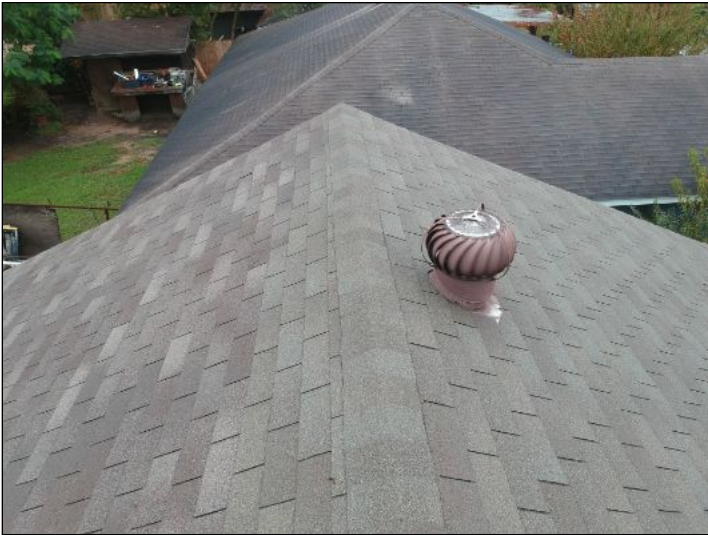
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Overview of roof



Overview of roof



Overview of roof



Overview of roof

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attic
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Viewed From:

- The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas where beams are covered with insulation or low profiled areas where damage could be caused, therefore some areas of the attic inspection may be limited.

- The type of roof system is conventional.

- The type of attic ventilation is eave vents, domed vents.

Approximate Average Depth of Insulation:

- The ceiling insulation is fiberglass batts.

- Ceiling insulation is approximately 4-6 inches in depth.

- Vertical insulation is fiberglass batts.

- Insulation is approximately 5-8 inches in depth.

Comments:

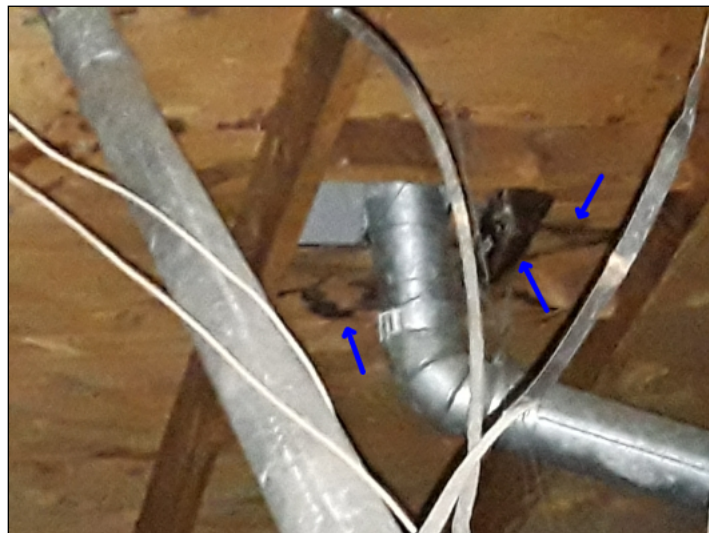
D.1. -The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.

D.2. -There is at least one nut loose or missing on the attic stairway, recommend checking all nuts and bolts to make sure they are all present and tightened.

D.3. -Trim is damaged and or missing around the attic stairway, it is recommended that trim be installed to help preserve the fire barrier.

D.4. -Insulation is not up to today's standards recommend upgrading to R-30 value to improve energy consumption.

D.5. -The roof decking was deteriorated, recommend all deteriorated decking be replaced to help prevent further damage and water penetration into home. Mainly at - vent penetrations



-The roof decking was deteriorated, recommend all deteriorated decking be replaced to help prevent further damage and water penetration into home. Mainly at - vent penetrations

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials:

- Prevalent exterior siding is made of concrete fiber board, stucco.

Comments:

E.1. -Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

E.2. -A vent cover is damaged, recommend repairs to help prevent water penetration, rodent or bird intrusion. Mainly at - left

E.3. -Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - rear

E.4. -Stucco is damaged, recommend repairs to help prevent water penetration. Mainly at - right, left (at garage window)

E.5. -Deterioration was noted at the soffit, recommend replacing all deteriorated soffit. Unable to determine the condition of the underlying materials. Mainly at - left rear

E.6. -There is damage to the drywall, recommend repairs as needed. Mainly at - front left bedroom

E.7. Stains noted at trim.



-Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.



-Stucco is damaged, recommend repairs to help prevent water penetration. Mainly at - right

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-Stucco is damaged, recommend repairs to help prevent water penetration. Mainly at - right



-A vent cover is damaged, recommend repairs to help prevent water penetration, rodent or bird intrusion. Mainly at - left



-Stucco is damaged, recommend repairs to help prevent water penetration. Mainly at - left (at garage window)



-Stucco is damaged, recommend repairs to help prevent water penetration. Mainly at - left (at garage window)

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-Deterioration was noted at the soffit, recommend replacing all deteriorated soffit. Unable to determine the condition of the underlying materials. Mainly at - left rear



-Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - rear



-Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - rear



Stains noted at trim.

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-There is damage to the drywall, recommend repairs as needed. Mainly at - front left bedroom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Comments:

F.1. -There is no moulding around the attic stairway in the garage. Recommend adding trim to help maintain the proper fire break. The attic stairways are also not the proper fire rating by today's standards.

F.2. -Cracks were noted in the tile. Mainly at - patio, kitchen

F.3. -Chips were noted in the tile. Mainly at - kitchen

F.4. -The carpet is stained. Mainly at - master bedroom

F.5. -Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - kitchen

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-There is no moulding around the attic stairway in the garage. Recommend adding trim to help maintain the proper fire break. The attic stairways are also not the proper fire rating by today's standards.



-Chips were noted in the tile. Mainly at - kitchen



-Cracks were noted in the tile. Mainly at - patio



-The carpet is stained. Mainly at - master bedroom

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

G.1. -Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.

G.2. -The door hits frame when closing. Mainly at - front left bedroom

G.3. -The door is cracked or damaged. Mainly at - garage side entry.

G.4. -The garage entry to home is not the proper fire rated door.

G.5. -The threshold is missing. Mainly at - front door



-The garage entry to home is not the proper fire rated door.

-The door is cracked or damaged. Mainly at - garage side entry.



-The threshold is missing. Mainly at - front door

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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Window Types:

- This house has some if not all single pane windows installed. The new codes require double pane windows for proper energy efficiency.

Comments:

H.1. Damaged or incomplete window. Mainly at - rear



Damaged or incomplete window. Mainly at - rear

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplace and Chimney
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Locations:

- Fireplace is located in the living room.

Types:

- Fireplace is prefabricated metal box and flue.

Comments:

J.1. -Seal all cracks in mortar cap to help prevent further deterioration.

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-Seal all cracks in mortar cap to help prevent further deterioration.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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L. Other

Comments:

L.1. -Mold like stains are present, recommend remediation or cleanup as needed. Unable to determine condition of the underlying materials. Mainly at - above shower at hall bath

L.2. -Checked water stain with a moisture meter and found it to be at a normal level. Unable to determine condition of the underlying materials. Mainly at - middle bedroom

L.3. -Wood or other debris is stacked against the house. Recommend all wood or other materials be separated from the structure to help prevent conducive conditions for wood destroying insects.

L.4. -The are signs of water damage in the cabinet under sink. Mainly at - kitchen

L.5. -Some areas has limited access due to personal items/furnishings. Mainly at - garage

L.6. -Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.

L.7. No access to closet at master bedroom. Locked.

L.8. Countertop damaged. Mainly at - kitchen

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-The are signs of water damage in the cabinet under sink. Mainly at - kitchen



-Some areas has limited access due to personal items/furnishings. Mainly at - garage



-Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.



-Wood or other debris is stacked against the house. Recommend all wood or other materials be separated from the structure to help prevent conducive conditions for wood destroying insects.

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I	NI	NP	D
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-Wood or other debris is stacked against the house. Recommend all wood or other materials be separated from the structure to help prevent conducive conditions for wood destroying insects.

-Wood or other debris is stacked against the house. Recommend all wood or other materials be separated from the structure to help prevent conducive conditions for wood destroying insects.



-Mold like stains are present, recommend remediation or cleanup as needed. Unable to determine condition of the underlying materials. Mainly at - above shower at hall bath

-Checked water stain with a moisture meter and found it to be at a normal level. Unable to determine condition of the underlying materials. Mainly at - middle bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No access to closet at master bedroom. Locked.



Countertop damaged. Mainly at - kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------------

Panel Locations:

- -Main electrical panel is on the rear exterior.

Materials, Amp Rating & Brand:

- -Main Panel copper wiring 200 Amp Siemens

Comments:

A.1. -The breakers in the main electrical panel are not labeled.

A.2. -White wires being used as hot conductors should be marked as hot.

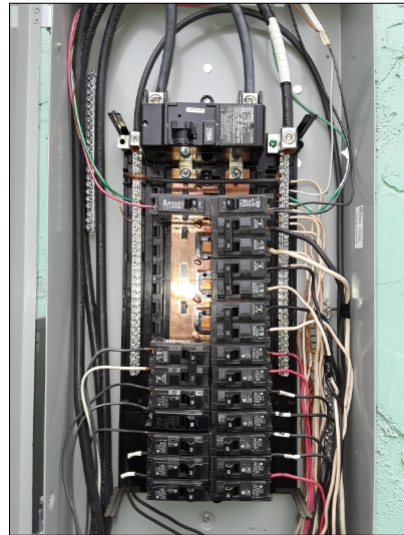
A.3. Improper drip loop. Recommend drip loops be formed on individual conductors to prevent the entrance of moisture into weather head.

A.4. -Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

A.5. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.



Improper drip loop. Recommend drip loops be formed on individual conductors to prevent the entrance of moisture into weather head.



Overview of main electrical panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--

Type of Wiring:

- -Branch circuits are copper wiring.
- -GFCI's locations - none present
- -Smoke detectors are tested with test button only.

Comments:

B.1. -Combination GFCI/Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas as is required at this time. It is now recommended that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office and we will get you in touch with your inspector.

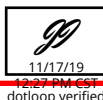
B.2. -Receptacle plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - kitchen

B.3. -Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - various locations

B.4. -GFCI's (Ground Fault Circuit Interrupter) are not installed in this home. These receptacles may not have been required at time of construction but are now installed as a safety feature in kitchens, baths, garage, exterior, dishwashers, disposals and laundry.

B.5. -Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.

B.6. -The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor when gas appliances are installed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-Receptacle plate is broken or missing, recommend replacing covers to help prevent electrical shock.
Mainly at - kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------

Type of Systems:

- -Central Forced Air
- -There is one **A/C** & heating unit for this property.
- -AC/Heating unit #1 is located in the main attic and covers the entire home.

Energy Sources:

- -Heating unit(s) is natural gas.
- -Automatic Igniter(s) were noted.

Comments:

A.1. -There is no drip leg or sediment trap for gas line on the furnace. This helps prevent trash from clogging jets.

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

Type of Systems:

- -Central Forced Air
- -A/C unit #1 High/Low differential should fall between 16 an 21 degrees at the unit for proper cooling. The differential for this unit :14 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.

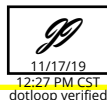
- -A/C compressor(s) is electric.

Comments:

B.1. -Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.

B.2. -The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.

B.3. -The A/C unit is not operating properly, evident by a low temperature differential of :14 degrees. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.



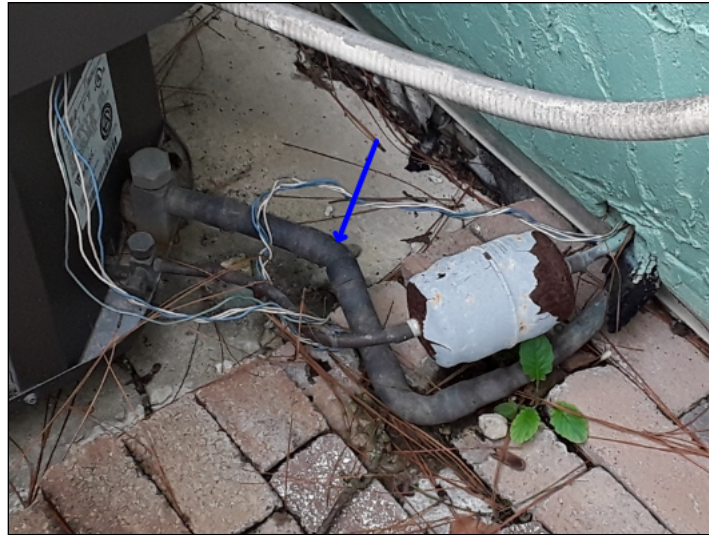
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct system,Chases, and Vents
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Comments:

C.1. -Filter type is disposable.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter:

- -The water meter is located at the left curb.
- -The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.
- -The gas meter is located at -

Location of Main Water Supply Valve:

- -Water supply lines are made of copper.
- -Unable to locate the main water shutoff, recommend contacting homeowner for location.
- -Static Water Pressure Reading:60

Comments:

A.1. -Appliances are connected therefore the laundry supply valves and drain may not have been tested, unable to verify drain. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to access.

A.2. -The commode is loose and needs to be properly attached to the floor. Mainly at - hall bath, master bath

A.3. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.4. -Recommend adding or replacing insulation to exterior faucets to help prevent freezing.

A.5. -The kitchen sink vegetable sprayer guide is damaged at the sink or counter, recommend repair or replacement to help prevent water penetration below.

A.6. -The faucet aerator is missing, recommend replacing. Mainly at - kitchen sink

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Drains, Wastes, and Vents
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------------------------

Comments:

B.1. -Drain and waste pipes are made of plastic.

B.2. -Overflows are not tested.

B.3. -The bath tub drains very slow. Mainly at - hall bath

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment
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Energy Source:

- -Unit #1 water heater is gas.

Capacity:

- -The water heater #1 is 40 gallon capacity.
- -Water heater(s) is/are located in the garage for the entire home.

Comments:

C.1. -No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.

C.2. -There is no drain line for the water heater T&P (Pop-Off) valve.

C.3. -There are indications of a possible water leak at the water heater connections due to rust/corrosion or deterioration at wall penetration. Recommend a licensed plumber be consulted for further evaluation and/or repairs.

C.4. Flue collar not flush at ceiling.



Overview of water heater(s)



Flue collar not flush at ceiling.

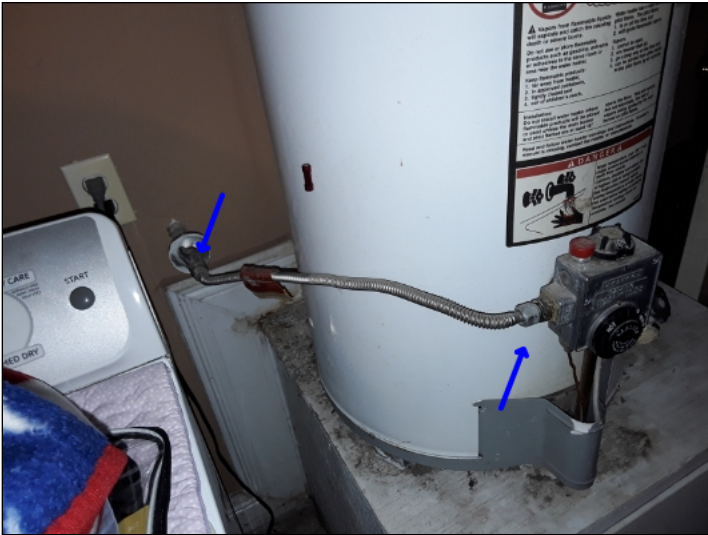
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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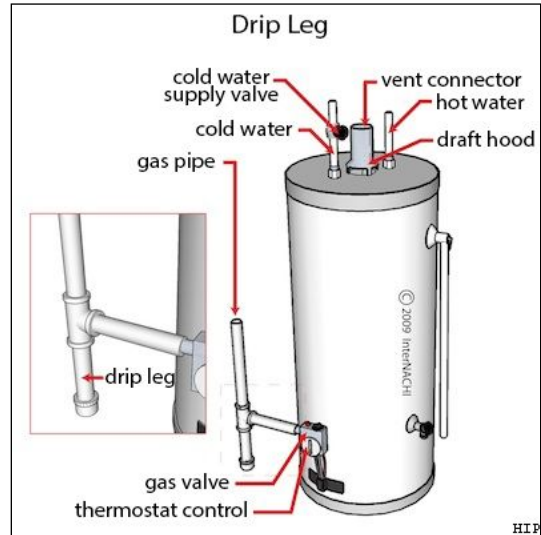
-No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.



-There is no drain line for the water heater T&P (Pop-Off) valve.



-There are indications of a possible water leak at the water heater connections due to rust/corrosion or deterioration at wall penetration. Recommend a licensed plumber be consulted for further evaluation and/or repairs.



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

A.1. -Dishwasher is old, may need replacement soon.

A.2. -Dishwasher makes irregular noise.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

C.1. -The range vent is vented to the exterior.

C.2. -The range vent is operating as intended.

C.3. -The vent hood is worn but operating as intended.

D. Ranges, Cooktops, and Ovens

Comments:

D.1. -Cook top is electric

D.2. -Oven is old and may need to be replaced in the near future, however it is operating as intended at this time.

D.3. -The light was inoperative. Recommend changing bulb to verify fixture.

D.4. -Oven is dirty, recommend cleaning.

E. Microwave Ovens

Comments:

E.1. -A countertop microwave was being used in the home. Countertop microwaves are not inspected as they normally do not go with the home.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. -Bath and/or laundry exhaust fans operated as intended.



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

I	NI	NP	D
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G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

H.1. -Indications are that the dryer vent is operating as intended.

I. Other

Comments:

I.1. -The refrigerator is operating as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:

Location of Drain Field:

Comments:

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

Glossary

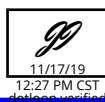
Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

Summary Notes: The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed or trained professional. I recommend obtaining a copy of all receipts for work completed, warranties and permits for work done.

Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age are older have a limited life and could fail at any time. If there are concerns about appliances we recommend that you have them checked by a specialist for condition and possible life expectancy of the appliance.

STRUCTURAL SYSTEMS		
Page 5 Item: B	Grading & Drainage	<p>B.2. -The soil is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions to Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - front</p> <p>B.3. Holes noted at foundation. Mainly at - rear</p>
Page 7 Item: C	Roof Covering Materials	<p>C.1. -The shingle roof covering had been applied over a surface with a pitch (slope) less than the industry standard, and is subject to leakage if proper underlayment was not used. Unable to determine if proper underlayment methods were used at time of inspection.</p> <p>C.2. -Parts of the roof is ponding. This may cause leaks or damage to roof over time.</p> <p>C.3. -There are signs of rusted flashing/vents on the rooftop. We recommend painting or replacing all rusted or deteriorated flashing/vents as needed.</p> <p>C.4. -Debris were noted on the roof which can cause water to back up on the roof and allow water to penetrate through the roofing materials, recommend removing debris from roof. Unable to fully inspect roof covering as debris limit the visibility of the roof surface.</p> <p>C.5. -Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.</p>



Page 11 Item: D	Roof Structure and Attic	<p>D.1. -The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.</p> <p>D.2. -There is at least one nut loose or missing on the attic stairway, recommend checking all nuts and bolts to make sure they are all present and tightened.</p> <p>D.3. -Trim is damaged and or missing around the attic stairway, it is recommended that trim be installed to help preserve the fire barrier.</p> <p>D.4. -Insulation is not up to today's standards recommend upgrading to R-30 value to improve energy consumption.</p> <p>D.5. -The roof decking was deteriorated, recommend all deteriorated decking be replaced to help prevent further damage and water penetration into home. Mainly at - vent penetrations</p>
Page 12 Item: E	Walls (Interior and Exterior)	<p>E.1. -Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.</p> <p>E.2. -A vent cover is damaged, recommend repairs to help prevent water penetration, rodent or bird intrusion. Mainly at - left</p> <p>E.3. -Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - rear</p> <p>E.4. -Stucco is damaged, recommend repairs to help prevent water penetration. Mainly at - right, left (at garage window)</p> <p>E.5. -Deterioration was noted at the soffit, recommend replacing all deteriorated soffit. Unable to determine the condition of the underlying materials. Mainly at - left rear</p> <p>E.6. -There is damage to the drywall, recommend repairs as needed. Mainly at - front left bedroom</p> <p>E.7. Stains noted at trim.</p>

Page 15 Item: F	Ceilings and Floors	<p>F.1. -There is no moulding around the attic stairway in the garage. Recommend adding trim to help maintain the proper fire break. The attic stairways are also not the proper fire rating by today's standards.</p> <p>F.2. -Cracks were noted in the tile. Mainly at - patio, kitchen</p> <p>F.3. -Chips were noted in the tile. Mainly at - kitchen</p> <p>F.4. -The carpet is stained. Mainly at - master bedroom</p> <p>F.5. -Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - kitchen</p>
Page 17 Item: G	Doors (Interior and Exterior)	<p>G.1. -Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.</p> <p>G.2. -The door hits frame when closing. Mainly at - front left bedroom</p> <p>G.3. -The door is cracked or damaged. Mainly at - garage side entry.</p> <p>G.4. -The garage entry to home is not the proper fire rated door.</p> <p>G.5. -The threshold is missing. Mainly at - front door</p>
Page 18 Item: H	Windows	H.1. Damaged or incomplete window. Mainly at - rear
Page 18 Item: J	Fireplace and Chimney	J.1. -Seal all cracks in mortar cap to help prevent further deterioration.

Page 20 Item: L	Other	<p>L.1. -Mold like stains are present, recommend remediation or cleanup as needed. Unable to determine condition of the underlying materials. Mainly at - above shower at hall bath</p> <p>L.2. -Checked water stain with a moisture meter and found it to be at a normal level. Unable to determine condition of the underlying materials. Mainly at - middle bedroom</p> <p>L.3. -Wood or other debris is stacked against the house. Recommend all wood or other materials be separated from the structure to help prevent conducive conditions for wood destroying insects.</p> <p>L.4. -The are signs of water damage in the cabinet under sink. Mainly at - kitchen</p> <p>L.5. -Some areas has limited access due to personal items/furnishings. Mainly at - garage</p> <p>L.6. -Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.</p> <p>L.7. No access to closet at master bedroom. Locked.</p> <p>L.8. Countertop damaged. Mainly at - kitchen</p>
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ELECTRICAL SYSTEMS

Page 23 Item: A	Service Entrance and Panels	<p>A.1. -The breakers in the main electrical panel are not labeled.</p> <p>A.2. -White wires being used as hot conductors should be marked as hot.</p> <p>A.3. Improper drip loop. Recommend drip loops be formed on individual conductors to prevent the entrance of moisture into weather head.</p> <p>A.4. -Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.</p> <p>A.5. -Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.</p>
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Page 24 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.1. -Combination GFCI/Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas as is required at this time. It is now recommended that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office and we will get you in touch with your inspector.</p> <p>B.2. -Receptacle plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - kitchen</p> <p>B.3. -Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - various locations</p> <p>B.4. -GFCI's (Ground Fault Circuit Interrupter) are not installed in this home. These receptacles may not have been required at time of construction but are now installed as a safety feature in kitchens, baths, garage, exterior, dishwashers, disposals and laundry.</p> <p>B.5. -Smoke detectors were not noted in all recommended areas. Smoke detectors should be located on each floor, in all bedrooms and in hall way leading to bedrooms and at least one on each floor.</p> <p>B.6. -The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor when gas appliances are installed.</p>
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 26 Item: A	Heating Equipment	A.1. -There is no drip leg or sediment trap for gas line on the furnace. This helps prevent trash from clogging jets.
Page 26 Item: B	Cooling Equipment	<p>B.1. -Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.</p> <p>B.2. -The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.</p> <p>B.3. -The A/C unit is not operating properly, evident by a low temperature differential of :14 degrees. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.</p>

PLUMBING SYSTEM



Page 28 Item: A	Water Supply System and Fixtures	<p>A.2. -The commode is loose and needs to be properly attached to the floor. Mainly at - hall bath, master bath</p> <p>A.3. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.</p> <p>A.4. -Recommend adding or replacing insulation to exterior faucets to help prevent freezing.</p> <p>A.5. -The kitchen sink vegetable sprayer guide is damaged at the sink or counter, recommend repair or replacement to help prevent water penetration below.</p> <p>A.6. -The faucet aerator is missing, recommend replacing. Mainly at - kitchen sink</p>
Page 28 Item: B	Drains, Wastes, and Vents	B.3. -The bath tub drains very slow. Mainly at - hall bath
Page 29 Item: C	Water Heating Equipment	<p>C.1. -No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.</p> <p>C.2. -There is no drain line for the water heater T&P (Pop-Off) valve.</p> <p>C.3. -There are indications of a possible water leak at the water heater connections due to rust/corrosion or deterioration at wall penetration. Recommend a licensed plumber be consulted for further evaluation and/or repairs.</p> <p>C.4. Flue collar not flush at ceiling.</p>
APPLIANCES		
Page 31 Item: A	Dishwashers	A.2. -Dishwasher makes irregular noise.
Page 31 Item: D	Ranges, Cooktops, and Ovens	<p>D.3. -The light was inoperative. Recommend changing bulb to verify fixture.</p> <p>D.4. -Oven is dirty, recommend cleaning.</p>