

Total Home Inspection

Property Inspection Report



1859 E Lake Dr, Huntsville, TX 77340
Inspection prepared for: Mario A. Marquina Zulyema E. Avelar
Real Estate Agent: Rolando Martinez -

Date of Inspection: 11/13/2023 Time: 1:00-3:30PM
Age of Home: 2017 Size: 2217
Weather: 60's intermittent light rain
Order ID: 3611

Home was occupied. Directional statements are from the front looking in.

Inspector: Anthony Cavaliero
TX 20473
Phone: 409-789-3563
Email: info@total-home-inspection.com



TOTAL HOME INSPECTION

PROPERTY INSPECTION REPORT FORM

Mario A. Marquina Zulyema E. Avelar

Name of Client

11/13/2023

Date of Inspection

1859 E Lake Dr, Huntsville, TX 77340

Address of Inspected Property

Anthony Cavaliero

Name of Inspector

TX 20473

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR EXCLUSIVE USE. USE OF THIS REPORT BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED. RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED.

It is the intention and purpose of the inspection and of this report to INFORM YOU EXCLUSIVELY of the observations and opinions of the inspector, made on the day and at the time of the inspection, as to the condition and performance of the structure inspected. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

SCOPE:

This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of any item or object that would obstruct visual observation. The comment of "inspected" noted by any section of this report means that, at a minimum, all parts and components of that section listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. These standards are treated as minimums and they do not limit the ability of the inspector to inspect or comment on the property as the inspector deems appropriate. Any item not capable of being seen at the time of the inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:

- 1) boring, digging or probing the soil or structure

- 2) location or effects of geological faults or of any underground structure or object
- 3) location of gas lines and/or systems
- 4) presence of asbestos and/or radon gas
- 5) lead based paint and/or products made from or containing lead
- 6) adequacy of site drainage
- 7) opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
- 8) determination of the presence or health effects of molds, mildew, etc.
- 9) additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or chinese or defective drywall or foreign or chinese or defective building materials.

NOTE: No environmental inspections of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and/or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to asbestos, lead, formaldehyde, mildew, molds, fungi, etc. are specifically excluded from the inspection and from this report. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

Items not specifically noted as "inspected" in the following report are not cover by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by the lack of notation. No verbal statements by the inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. This is not intended to be an exhaustive evaluation of the structure, nor is it intended to be a total list of defects, existing or potential. No inspection or advice is given regarding the need for continuing or future maintenance of the structure or grounds. The inspector does not take care, custody or control of the structure at any time. If the house is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller's disclosure form. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

STRUCTURAL INSPECTION

The purpose of a structural inspection is to perform a visual inspection, in a limited period of time, of the structural components of the building and to express an opinion as to whether, in the sole opinion of the inspector, they are performing satisfactorily or are in need of immediate repair. The main objective of the inspection and of this report is to better appraise you, our client, of the conditions existing at the time of the inspection. We cannot and do not represent or warrant that the structure, or any of its parts or components, will continue to perform satisfactorily in a manner that will be acceptable to you or that they will continue to perform the function for which they were intended. We do not represent or warrant that the future life of any item will extend beyond the time of this inspection.

MECHANICAL REPORT

This limited visual inspection was performed, for the exclusive use of the client, with the intent of observing and reporting deficiencies apparent at the time of the inspection without disassembly of any unit or item inspected. This inspection was made of the physical condition of electrical switches, cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable condition, was operated in at least one, but not necessarily every, mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is

beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical system or systems, it is recommended that a qualified electrician be consulted. It is emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection.

This inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as "inspected" mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items not noted as "inspected" in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term "No Comments" indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

INSPECTIONS OF GAS LINES AND/OR SYSTEMS OR FOR THE PRESENCE OF ASBESTOS, LEAD PAINT, PRODUCTS CONTAINING LEAD, RADON GAS OR OTHER ENVIRONMENTAL HAZARDS, INCLUDING MOLDS, MILDEWS OR FUNGI, ARE SPECIFICALLY EXCLUDED.

This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and no warranty or guarantee of subsequent performance of condition of said items is being made by the inspector. The inspector is limited solely to those items specifically indicated herein above and is also limited to patents, open and obvious defects which are readily ascertainable by the visual inspection without the need to disassemble any items or remove wall coverings or other areas hidden from view. This inspection report does not guarantee concurrence with city building and electrical codes.

By acceptance of this inspection report, the client paying for the inspection waives any and all claims for damages, costs, expenses, repairs, or other liabilities against Total Home Inspection or Anthony Cavaliero #20473 (the inspector) arising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence. Our intent is to reduce the clients risk associated with this transaction however we cannot eliminate all risk nor will the company assume the clients risk. An inspector is a generalist and does not claim to be an expert in any one area or field. The inspection is to provide an opinion on specific items and their function during the time of the inspection only. In the event that a qualified licensed contractor or expert disagrees with statement(s) in this report, it is suggested they provide written documentation supporting their opposition and sign their name to it.

This inspection report is the sole property of the person requesting and paying for it and will only be distributed to other persons as third party for inspection purposes and the inspector assumes no liability for such use. No other person or entity may rely on the report issued pursuant to this Agreement. Any person, not a party to this inspection report and this Agreement, cannot make a claim against the company, its employees or agents, arising out of the services performed under this Agreement and agrees to indemnify, defend and hold harmless the company, its employees or agents, from any and all damages, costs and attorneys fees arising from such a claim. The client should notify the company within 24 hours of discovery, of any items or items in question considered to have been overlooked, underreported, etc. due to gross and willful negligence by the inspector. If a repair is needed for the item in question the repair must be delayed to give the company time to reexamine the item(s) or the item(s) will not be considered as a valid complaint and render this contract null and void between the client and the company. If the repair item(s) in question must be resolved prior to an inspector from the company being present then a minimum of 5 different, clear, digital photos must be taken, including a time and date stamp affixed to the photos, of each item in question or the terms in this inspection contract agreement will be considered violated. If any term(s) in this agreement is/are violated this contract is null and void and the company assumes no responsibility for the home listed in this inspection report.

Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court.

Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client. Acceptance of this report confirms your acceptance of all the conditions contained in this report.

In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from the unsuccessful party, reasonable and necessary attorney's fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Structural Systems

<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 Slab

Comments:

• About Foundations:

Two common Foundation types are a concrete slab or a pier and beam foundation. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Most parts of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We always recommend further evaluation by a qualified foundation company if there are any concerns with the condition or future performance of the foundation. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Opinion: Slab appeared to be a post-tension slab. It is our opinion that no evidence existed to indicate excessive foundation settlement. Corner cracks and truncated cracks observed in the drive and garage are of limited significance.

Floor differential measurements were taken around the home using a Laser Level. Measurements showed relatively flat surface with a maximum differential of 1/2". Adjustments were not made for floor coverings. In our opinion, differentials did not appear to be excessive.

After a thorough visual inspection of areas not obscured by vegetation grade and floor coverings, it appeared that the foundation was performing as intended at the time of inspection and was not in need of repair.

This opinion would not be applicable to future changing conditions. No accurate prediction can be made of future foundation movement.

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B. Grading & Drainage

Comments:

• About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage mold growth. As a general rule gutter down pipes should drain away from the house and terminate at least 5 feet from the foundation and the ground should slope 6" in the first 10' away from the house. Clearance to wall siding should be at least 4" for brick and 6" for siding. Grading and drainage is inspected visually around the site. Any adverse conditions will be noted. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Drainage system was observed with drain grates in the yard and terminations at the curb. Gutter system was installed on the home with gutters down spouts terminating into the drainage system.

• The retaining wall at the back and side of the home had some soft or rotted areas.



Drainage system was observed with drain grates in the yard and terminations at the curb. Gutter system was installed on the home with gutters down spouts terminating into the drainage system.



The retaining wall at the back and side of the home had some soft or rotted areas.

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Structural Systems Grading & Drainage



Structural Systems Grading & Drainage



The retaining wall at the back and side of the home had some soft or rotted areas.

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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composite shingles.

Viewed From: Remote piloted drone

Comments:

• About Roof Coverings:

The roof consists of many different systems and layers that come together to keep water from penetrating the structure. These systems include the actual roof covering, underlayment, metal flashing, sheathing and rafters. The roof is inspected visually and is limited to visual and accessible areas of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy or the potential for future problems. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Roof surface was in overall good condition, with maintenance needed.

• Pine needles and tree debris should be cleared from valleys to allow unimpeded flow of rain water.

D. Roof Structure and Attic

Approximate Average Depth of Insulation: Insulation is 6 inches deep, approximate IR-22.8 • Open cell foam insulation was observed in the attic rafter cavities at approximately 6 inches.

Approximate Average Thickness of Vertical Insulation: Insulation is 6 inches deep open cell foam on vertical walls in the attic.

Comments:

• About Roof Structure and Attic:

The attic of a house is important for many different reasons. In warm moist climates the attic is the key to having an energy efficient house. Insulation in the attic should be a minimum of R19. There should be sufficient air flow or some sort of humidity control in all confined areas of a home. Net opening should be approximately 1/150th of vented area, however, no measurements were taken as a part of the inspection. Also visible in the attic are the structural components and decking of the roof. Inspectors can visibly inspect these components in areas that are accessible and safe to enter. Many elements of the roof and attic are hidden or inaccessible and there is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas and will be noted as such on the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Roof structure was stick framed and obscured with open cell foam.

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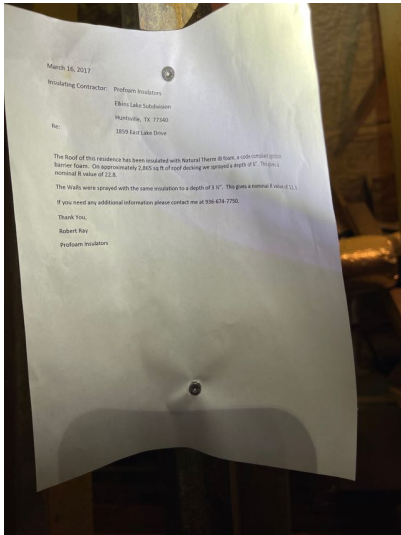
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Structural Systems Roof Structure and Attic



Structural Systems Roof Structure and Attic



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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: Exterior walls are wood framed with brick, stone veneer, wood framing at door, fiber cement at soffit and fascia. Interior walls are covered with painted drywall.

Comments:

• About Interior and Exterior Walls:

Walls will be visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed within the wall and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations, personal items and landscaping will be considered inaccessible and are not a part of the inspection. Inspectors will note any accessible and visible problems that could indicate a more serious issue. There is no additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or defective drywall or foreign or defective building materials. If there are any concerns regarding environmental factors the client should consult with a certified professional in these areas. Texas law does not allow an inspector to identify and report on things such as mold, insects or other environmental factors. This inspection is not a pest or wood destroying insect inspection and we do not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Some areas were not accessible or visible due to personal items.
- Cosmetic discrepancies including small gaps at mitered corners of base and case moldings and some separation of base and wall joints in some areas. These types of minor damages are expected and may be resealed and painted as required
- Gaps were noted at some door/windows frame junctions with brick. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.
- Minor mortar cracks were noted in the stone veneer at the rear and right sides. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.

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Gaps were noted at some door/windows frame junctions with brick. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.



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Structural Systems Walls (Interior and Exterior)

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I	NI	NP	D
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Minor mortar cracks were noted in the stone veneer at the left and right sides. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.

Structural Systems Walls (Interior and Exterior)



Minor mortar cracks were noted in the stone veneer at the rear and right sides. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Ceilings and Floors
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Ceiling Materials: Ceiling is covered with painted drywall. Floor surfaces were vinyl, carpet, and tile.

Comments:

• About Ceilings and Floors:

Ceilings and floors will be visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed or inaccessible and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations and personal items will be considered inaccessible and are not a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

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

• About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should work as well. Garage doors should operate smoothly and safely. Automatic reversing devices and photo eyes are checked as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Self closing hardware was missing or ineffective at the garage pedestrian door.



Self closing hardware was missing or ineffective at the garage pedestrian door.

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

I	NI	NP	D
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H. Windows

Window Types: Windows are made of vinyl with single hung spring mechanisms with double pane glazing. Fixed glass units were also observed.

Comments:

• About Windows:

Accessible windows are inspected for general functionality. Windows are examined for broken seals, weather stripping and safety glass in proper locations. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Several windows were not operated due to furniture and personal items.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplace/Chimney

Locations: Fireplace is located in the living room.

Types: Fireplace is a manufactured insert with ceramic logs.

Comments:

• About Chimneys:

Visible and accessible portions of the chimney are inspected. Any observed defects are noted in the inspection report. Examples of inspected parts include the firebox, flue, lintel, fuel source, **combustion air**, hearth extension, combustibles and attic penetration. Exterior parts include the chimney extension, spark arrestor, chimney cap and crown. Drafting of the chimney is not tested. We always recommend a complete examination and cleaning (if needed) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

K. Porches, Balconies, Decks, and Carports

Comments:

• About Porches, Balconies, Decks and Carports:

Any porch, balcony, deck or carport that attaches or abuts to the main structure and is used for ingress and egress is included in the inspection. Detached structures and out buildings are not included. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

L. Other

Materials:

Comments:

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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
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Panel Locations: Electrical disconnect panel was located on the exterior. •
 Electrical distribution panel was located in the garage.

Materials & Amp Rating: Copper wiring • Stranded aluminum wiring feed • 150 amp

Comments:

- About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Branch and service wiring can be partially observed in the service panel. Inspectors may attempt to remove the cover if deemed safe by the inspector to do so. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector in no way assesses the present or future capacity of the electrical system or accuracy of the device labeling. The inspector also does not verify the effectiveness of or operate any overcurrent devices. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- 3 wire 120/240v service lateral feeds electrical panel with 2/0 AWG copper wire which is rated for 200 amps. The main disconnect breaker was 200 amps. The Square D cabinets were (rated for 200 amps) appeared to be grounded and neutrals/grounds isolated in the garage distribution panel. Trip ties appeared to be installed properly. It appeared that **AFCI** circuits were installed in bedrooms and habitable areas.

- Ground was a single external type on a driven earth ground rod and should be supplemented with an additional ground rod.

- There were missing knockouts in the bottom of the exterior panel and could allow pests to enter.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Main electrical disconnect and surge protection.



Electrical Systems Service Entrance and Panels



Electrical Systems Service Entrance and Panels



There were missing knockouts in the bottom of the exterior panel and could allow pests to enter.

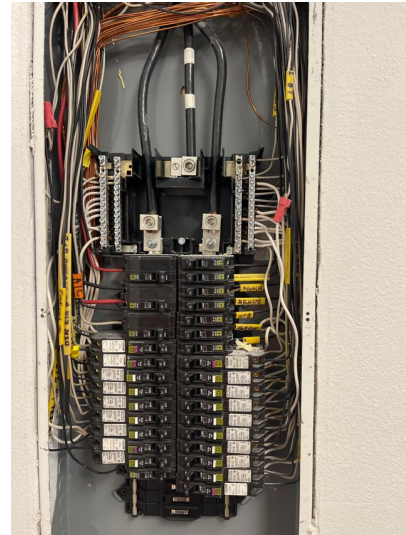
I=Inspected

NI=Not Inspected

NP=Not Present

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Electrical Systems Service Entrance and Panels

Electrical Systems Service Entrance and Panels

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:

- Copper wiring

Comments:

- About Branch Circuits, Connected Devices and Fixtures:

Visible and accessible portions of the electrical system are included in the inspection. The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. **GFCI** and AFI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted; their effectiveness, interconnectivity or suitability for the hearing impaired are not inspected. Low voltage systems and disassembly of mechanical appliances are not included in the inspection. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Many outlets were not accessible due to furniture and personal items.
- Smoke alarms were present and functioning on all levels and in all bedrooms and adjacent areas.
- **GFCI outlets were not present and functioning on the, (VII)receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub;**

I=Inspected

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I	NI	NP	D
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GFCI outlets were not present and functioning on the,
(VII)receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub;

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

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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
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Type of System: Furnace located in the attic.

Energy Source: Furnace was gas fired.

Comments:

• About Heating Equipment:

The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector will operate the heating equipment if it is safe to do so. Inspectors will visually inspect the heating unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing of the unit, uniformity of the air supply or types of insulation. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• A forced air type, natural gas fired, standard efficiency furnace located in the attic was manufactured by Trane in 2016. Furnace serviced the home with 80k btu's. Furnace was operated, covers were remove and interiors observed.

• Furnace flue was not proper distance from combustibles in attic and should be at least 1" from combustibles. Flue vent was encased in open cell foam.

• Furnace unit combustion air supply by a 4 inch flex duct from the exterior. This is inadequate based on calculation for gas appliances and should be a minimum of 26 square inches.

Typically, in sealed attics, we see high efficiency gas heaters, that derive their combustion air from an exterior vent or electric furnaces/heat pumps that do not require combustion air.

Additionally, this house has a thermostat designed to operate a heat pump with electric furnace.

We advise to contact an HVAC contractor to determine if the current configuration is appropriate for this sealed and conditioned attic space.

• The emergency shut off switch was taped closed and was not operating.

I=Inspected

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D=Deficient

I NI NP D



Furnace unit combustion air supply by a 4 inch flex duct from the exterior. This is inadequate based on calculation for gas appliances and should be a minimum of 26 square inches. Typically, in sealed attics, we see high efficiency gas heaters, that derive their combustion air from an exterior vent or electric furnaces/heat pumps that do not require combustion air. Additionally, this house has a thermostat designed to operate a heat pump with electric furnace. We advise to contact an HVAC contractor to determine if the current configuration is appropriate for this sealed and conditioned attic space.

Heating, Ventilation and Air Conditioning Systems
Heating Equipment

I=Inspected

NI=Not Inspected

NP=Not Present

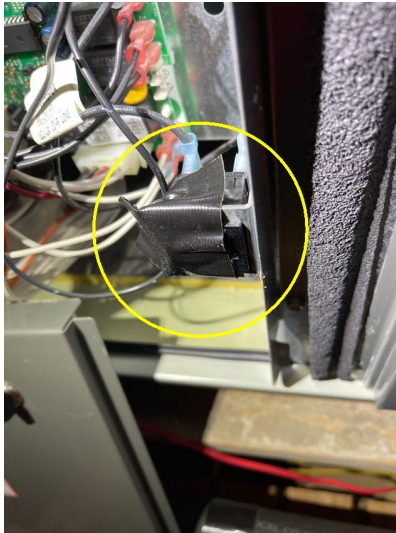
D=Deficient

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Heating, Ventilation and Air Conditioning Systems
Heating Equipment

A forced air type, natural gas fired, standard efficiency furnace located in the attic was manufactured by Trane in 2016. Furnace serviced the home with 80k btu's. Furnace was operated, covers were remove and interiors observed.



The emergency shut off switch was taped closed and was not operating.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of System: AC **evaporator** unit was located in the attic. • AC condensing unit was located on the exterior.

Comments:

• About Cooling Equipment:

The cooling unit is designed to cool and circulate the inside air throughout the house. Central air conditioning units often work in conjunction with central heating systems. The inspector will operate the cooling equipment if it is safe to do so and it is greater than 60 degrees outside. Inspectors will visually inspect the cooling unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing of the unit, uniformity of the air supply, types of insulation, proper refrigerant charge or leaks in the system. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• The Condensing unit manufactured by Trane. Unit appeared to be 3 ton, 14 SEER, using 410a refrigerant. Per the manufacturer's label, max amps on breaker should be 25. Per the labeling on the electrical panel, AC was connected to a 25 amp breaker.

• Evaporator unit manufactured by Trane in 2016. Unit appeared to be 3.5 ton.

• AC drain line terminations were observed at the bathroom lavatory trap.

• AC was cooling properly. Temperature differential measured 70-50=20 degrees between air supply and registers. Typical range should be 14 to 21 degrees.

• We recommend regular seasonal maintenance including cleaning coils and drains, leveling equipment and sealing leakages in duct work; performing heater service before each cooling or heating season.

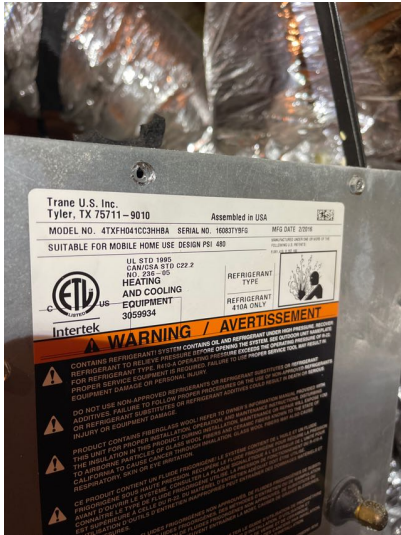
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Evaporator unit manufactured by Trane in 2016. Unit appeared to be 3.5 ton.



The Condensing unit manufactured by Trane. Unit appeared to be 3 ton, 14 SEER, using 410a refrigerant. Per the manufacturer's label, max amps on breaker should be 25. Per the labeling on the electrical panel, AC was connected to a 25 amp breaker.



AC was cooling properly. Temperature differential measured 70-50=20 degrees between air supply and registers. Typical range should be 14 to 21 degrees.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct System, Chases, and Vents

Comments:

- About Duct Systems, Chases and Vents:

Inspector will observe air ducts, and absence of air flow at accessible registers.

Any visible deficiencies in the duct system, chases or vents will be reported.

Overall ventilation in the house and attic is very important for the overall health of the structure. Proper ventilation can help control moisture levels and vent out harmful gases. This inspection is not a mold or air quality inspection. Texas law does not allow an inspector to identify and report on things such as mold or insects. Environmental and mold investigations should only be conducted by certified and trained professionals in this area. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Thermostat was a Braeburn type digital programmable located in the hallway.



Thermostat was a Braeburn type digital programmable located in the hallway.

D. Other

Comments:

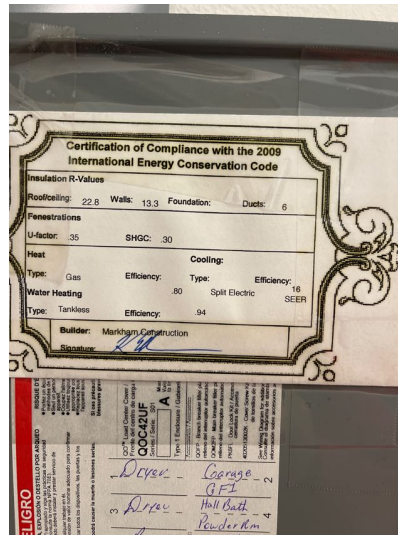
I=Inspected

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
-------------------------------------	--------------------------	--------------------------	-------------------------------------	-------------------------------------

Location of Water Meter: Right front corner of the property.

Location of Main Water Supply Valve: Supply valve was not located, but may be in the garage covered by personal items.

Comments:

• About Plumbing Systems:

The plumbing system of a home includes water supply, plumbing drains, plumbing vents and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. Drainage is visually inspected for functional drainage. No additional testing is done to determine exact condition of drains or water supply. Inspector does not operate any shutoff valves or sump pumps. Inspector is not required to inspect numerous other systems such as swimming pools, sprinkler systems, water wells, filter systems, fire sprinklers or backflow devices. Functionality of clothes drains, floor drains and freestanding appliances is not tested. Water volume, potability or quality is not tested. Water testing should only be done by qualified professionals in this field. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• PEX supply lines were observed in the home.

• Static water pressure was observed to be: 60 psi. The acceptable range for residential water pressure is 40 to 80 psi.

• Kitchen sink fixture handle was loose and may require rebuilding or replacing.

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

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

- Drain waste and vent system was constructed of **PVC**.
- Drain cleanout was observed .



C. Water Heating Equipment

Energy Source: Water heater was gas operated. • Water heater was located on the right exterior wall.

Capacity: Unit is tankless.

Comments:

• About Water Heaters:

Water heaters are designed to heat the water in the home. The report will include the energy source and capacity of the water heating unit. General installation and safety issues are addressed in the inspection. Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the unit's capacity. Most of these valves are not tested as a part of the inspection as they could cause unforeseen damage to persons or property. We recommend that annual maintenance be performed to water heaters as suggested in the owner's manual. If the client is not comfortable with general water heater maintenance we recommend consultation with a qualified professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Water heater was gas powered and appeared to be manufactured by Rheem.
- The thermostat for the water heater was located in the primary bathroom closet.
- Tankless water heater should be flushed at least yearly or according to the manufacturers instructions.

I=Inspected

NI=Not Inspected

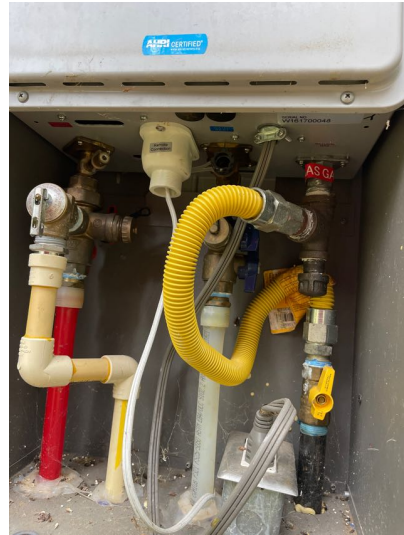
NP=Not Present

D=Deficient

I	NI	NP	D
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Water heater was gas powered and appeared to be manufactured by Rheem.



Plumbing System Water Heating Equipment



The thermostat for the water heater was located in the primary bathroom closet.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
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Location of Gas Meter: Gas meter was located on the left side of the garage.

Type of Gas Distribution Piping Material:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Other
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Observations:

- Water softening system was observed in the two bay garage. Integrity of these systems was not tested. Manufacturer and service information was located on these units and seller may be consulted for operations.



Water softening system was observed in the two bay garage. Integrity of these systems was not tested. Manufacturer and service information was located on these units and seller may be consulted for operations.

V. Appliances

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

- Kenmore dishwasher operated normally.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------

Comments:

- ISE 3/4 hp garbage disposal operated normally.

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 type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:

- Unit operated normally.
- Termination was observed at the roof.



Unit operated normally.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:

- Kenmore four burner gas powered cooktop oven combo.
- Gas oven was measured at 290-310 degrees when set at 300 degrees.

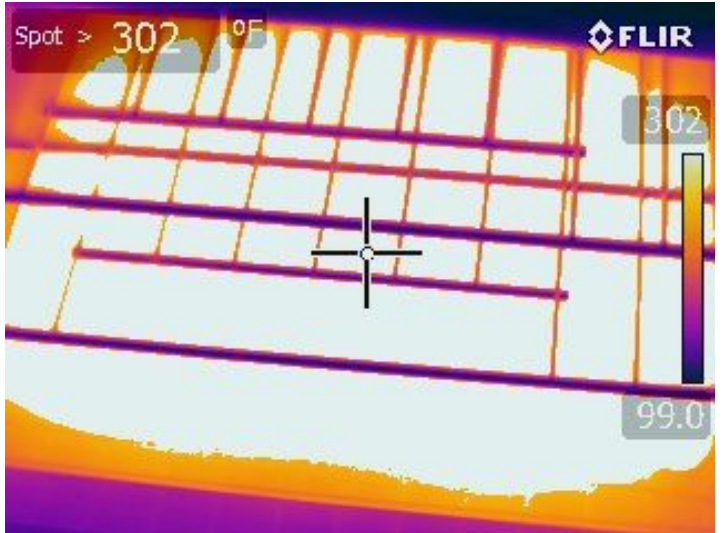
I=Inspected

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I	NI	NP	D
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Kenmore four burner gas powered cooktop oven combo.

Appliances Ranges, Cooktops, and Ovens

E. Microwave Ovens

Comments:

- Frigidaire microwave operated normally.



Frigidaire microwave operated normally.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Bath fans operated normally.

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 type="checkbox"/>	G. Garage Door Operators
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Door Type: One double bay sectional door

Comments:

- Garage door openers were LiftMaster type chain drive with sensors.
- Garage door openers operated normally.



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

Comments:

- Dryer was present in utility room. Dryer vent was not accessible.
- **Vent should be cleaned prior to use to reduce fire hazard.**

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

- Whirlpool refrigerator with functioning ice maker was observed in the kitchen.
- Whirlpool side by side washer dryer was noted in the laundry area.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Whirlpool side by side washer dryer was noted in the laundry area.

VI. Optional Systems

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

- About Sprinkler Systems: Sprinkler system zones are operated and observed. Any surface leaks, deficient valves, abnormal spray head patterns or deficiencies in flow are noted. Control panels and lack of backflow devices, rain sensors or shutoff valves are noted. Inspectors are not required to note or test lack of effective coverage, automatic function of the timer or control box, effectiveness of the rain or freeze sensors or sizing and effectiveness of the anti-siphon or backflow preventers. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.
- Controller was a RainBird ESP Me timer with 7 stations available and expandable, 6 were currently controlling zones in the yard.
- Pressure check valve was observed on the right side of the home and maintains separation of the irrigation system and the potable water supply.
- **System did not operate. There may be a hidden valve in the yard that is closed. Consult seller for operation.**

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Pressure check valve was observed on the right side of the home and maintains separation of the irrigation system and the potable water supply.



Optional Systems Landscape Irrigation (Sprinkler) Systems



Controller was a RainBird ESP Me timer with 7 stations available and expandable, 6 were currently controlling zones in the yard.

<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:

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

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

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal Systems

Materials:
Location of Drain Field:
Comments:

F. Other Built-in Appliances

Comments:

G. Other

Observations:

Glossary

Term	Definition
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.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.
evaporator	An evaporator is a device in a process used to turn the liquid form of a chemical substance such as water into its gaseous-form/vapor. The liquid is evaporated, or vaporized, into a gas form of the targeted substance in that process. Typically located at the air handler.

Report Summary

Structural Systems		
Page 8 Item: B	Grading & Drainage	<ul style="list-style-type: none"> The retaining wall at the back and side of the home had some soft or rotted areas.
Page 10 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> Pine needles and tree debris should be cleared from valleys to allow unimpeded flow of rain water.
Page 13 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> Gaps were noted at some door/windows frame junctions with brick. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion. Minor mortar cracks were noted in the stone veneer at the rear and right sides. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.
Page 16 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> Self closing hardware was missing or ineffective at the garage pedestrian door.
Electrical Systems		
Page 18 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> There were missing knockouts in the bottom of the exterior panel and could allow pests to enter.
Page 20 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> GFC outlets were not present and functioning on the, (VII)receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub;
Heating, Ventilation and Air Conditioning Systems		
Page 22 Item: A	Heating Equipment	<ul style="list-style-type: none"> Furnace flue was not proper distance from combustibles in attic and should be at least 1" from combustibles. Flue vent was encased in open cell foam. Furnace unit combustion air supply by a 4 inch flex duct from the exterior. This is inadequate based on calculation for gas appliances and should be a minimum of 26 square inches. <p>Typically, in sealed attics, we see high efficiency gas heaters, that derive their combustion air from an exterior vent or electric furnaces/heat pumps that do not require combustion air.</p> <p>Additionally, this house has a thermostat designed to operate a heat pump with electric furnace.</p> <p>We advise to contact an HVAC contractor to determine if the current configuration is appropriate for this sealed and conditioned attic space.</p> <ul style="list-style-type: none"> The emergency shut off switch was taped closed and was not operating.
Plumbing System		
Page 28 Item: A	Water Supply System and Fixtures	<ul style="list-style-type: none"> Kitchen sink fixture handle was loose and may require rebuilding or replacing.

Appliances		
Page 34 Item: H	Dryer Exhaust Systems	• Vent should be cleaned prior to use to reduce fire hazard.
Optional Systems		
Page 35 Item: A	Landscape Irrigation (Sprinkler) Systems	• System did not operate. There may be a hidden valve in the yard that is closed. Consult seller for operation.