



Inspection Report

Property Address:

13722 Magnolia Manor Dr
Cypress TX 77429



Sunbelt Inspections

**Chris Staudt TREC #20775 TPCL# 781701
11391 S. Kolbe Circle
Cypress, Texas. 77429**

PROPERTY INSPECTION REPORT FORM

	4/3/2024
Name of Client	Date of Inspection
13722 Magnolia Manor Dr, Cypress, TX 77429	
Address of Inspected Property	
Chris Staudt TREC #20775	TPCL# 781701
Name of Inspector	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 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:

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 20 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Sq Ft: 4252

Year Built: 2002

Foundation: Slab on grade

Occupied: yes

Utilities On: yes

Who is ordering this inspection? : Buyer

Ratified contract? : Yes

Occupied : No

City Water : City

City Sewer : City

Utilities On : Yes

Access options : Lock Box

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):: Poured Concrete

Comments:

(1) Typical corner "pops" observed at foundation corners. This condition is cosmetic in nature and not structurally significant.



(2) Elevation readings of the slab, with a zip level do not indicate evidence of excessive movement or unlevelness of the slab.

The visible portions of the foundation and slab appear to be functioning as intended. No signs of significant movement such as excessive brick veneer and drywall cracking, abnormal door operation, unlevelled soffits or severely sloped floors. Therefore, it is my opinion that the foundation is adequately performing its intended function.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Type(s) of Roof Covering: Architectural Asphalt Shingles

Viewed From: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

(1) The roof covering is old, the life of covering has expired and needs to be replaced. While it could last a little longer, some areas are likely to need patching as leaks develop. The roof is original to the home from 2002. The average life expectancy of a shingle in our climate is 20 years. Missing shingles were observed at the rear of the home. Excessive granular loss and damaged shingles were observed throughout the roof surface. Many of the neighboring roofs have been replaced.

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(2) The garage does not have any roof ventilation. At the next roof replacement I recommend adding ventilation to the roof of the garage.

(3) Several roof jack boots are torn and need to be replaced.

(4) I recommend, you consult with a competent and qualified roofing contractor to evaluate further, determine the best repair methods, estimate costs, and to perform the repairs.

D. Roof Structures and Attic

Roof Structure: 2 X 6 Rafters, Oriented Strand Board (OSB), Radiant Barrier

Attic Viewed From: Adequate Walkways and Service Platforms

Attic Insulation: Blown, Fiberglass

Approximate Average Depth of Insulation: 11 inches

Comments:

E. Walls (Interior and Exterior)

Comments:

The exterior paint around the home is old and deteriorated. I recommend prepping the exterior of the home and painting the exterior. Paint will prolong the life of the exterior materials on the home.

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

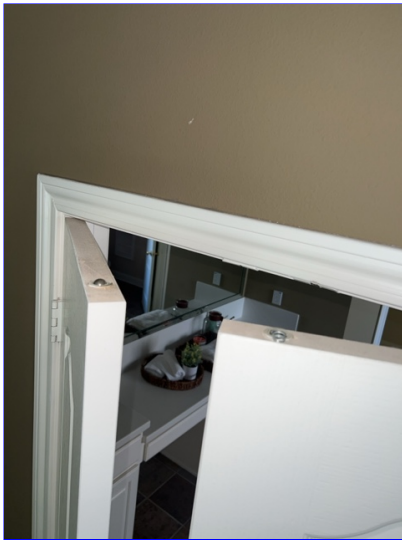
(1) The weatherstripping at the base of the exterior door to the carport area is damaged. Recommend correction.

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(2) The door hardware located on top of the double doors to the master bathroom or damaged and is in need of correction.



H. Windows

Comments:

Window seals appear to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass. A large priority of the windows in the home are having this problem. I recommend contacting a glass company to further observe all of the windows determine the count and give estimates for repair. I had a rough count of approximately 75 panes of glass.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Operable Fireplaces: One

Chimney (exterior): Composition board

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Types of Fireplaces: Factory Fabricated, Vented gas logs, Glass doors are installed

Comments:

I was unable to locate the remote for the fireplace. I was able to turn on the fireplace using the controller under the unit.



K. Porches, Balconies, Decks and Carports

Comments:

Several boards on top of the outdoor pergola have worked loose and are warped. Recommend correction.



The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

Smoke alarms and carbon monoxide (CO) monitors are not operated and are only checked for installation at proper locations. The installation of interconnected (sound or visibly alert at all locations) combination type ionization/photoelectric smoke detectors/alarms is now required in new construction and upgrading of older homes is advised.

These smoke detectors/alarms are required on each level including the basement, crawl space, and attic, where applicable, inside of all bedrooms or any rooms designated for the purpose of sleeping and outside within the near proximity of the doors to these rooms.

Test all alarms and detectors by both the test button and smoke per the manufactures instructions. Replace batteries at a minimum of every year or as required.

The smoke detectors and CO monitors are are not tested to avoid nuisance alarms, consult your security monitor company for further details and too assure proper function and application. All units should be fully evaluated and tested per the manufacture's instructions and replaced at least every 10 years.

A. Service Entrance and Panels

Electrical Service Conductors: Underground Service, Aluminum feed from meter, 220 volts

Panel Capacity: 200 AMP

Electric Panel Manufacturer: SQUARE D

Panel Type: Circuit breakers

Comments:

The main electrical service panel was removed in the electrical panel. Inspected OK. The panel cover is only being held on by one of the six screws required. I recommend correction.

B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

Comments:

(1) The right side front porch Coach light did not turn on with the switch. The Coach light on the far right hand side of the house did not turn on as well.



(2) The two Coach lights on the front of the house as well as the Coach light for the garage did not turn on with the switch. Recommend correction.

(3) Arc Fault Circuit Interrupter (AFCI) breakers, are installed for bedroom circuits only. One or more circuits are not protected by an Arc Fault Circuit Interrupter (AFCI). Arc Fault Circuit Interrupter (AFCI) breakers are now required, depending on local adoption of these new standards, at all 120-volt, single

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phase, 15 & 20 amp branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, and similar rooms or areas.

AFCI's are devices designed to protect against fires caused by arcing faults in the homes wiring. Arcing faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCIs are required in new construction per current building standards which have been adopted in most jurisdictions across the country. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs.

I recommend the client consider having a qualified licensed electrician evaluate and upgrade branch circuits to AFCI protection per current building standards.

(4) The GFCI outlet located in the garage, would not trip when tested. Recommend correction.

(5) The fluorescent lighting did not turn on the switch inside of the garage. Recommend correction.

(6) Smoke detectors are not present at all required locations, and the existing units appear to be aged. I recommend replacement of existing units, and installation of new units at all other required locations for personal safety reasons.

(7) The light in the upstairs art niche did not turn on with the switch. Recommend correction.



(8) Smoke detectors are present at required locations, but appear to be aged. I recommend replacement of existing units, manufacturers recommend replacement every ten (10) years, for personal safety reasons.

(9) Two lights in the living room did not turn on with the switch.

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(10) I was able to turn the light in the study using the remote control. I was unable to get the fan to turn on using the remote control. Recommend correction.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

NOTE: HVAC units should be serviced annually. If the date of the last service receipt is more than one year old, you should consider having the unit(s) serviced for preventative maintenance even if operation of the unit(s) is currently normal. Air filters should be changed as needed.

Checking Humidifiers, electric air filters, ultra-violet lights and air flow balance is not included in the scope of this inspection. Accuracy and complete functionality of thermostats is not included in the scope of this inspection. Evaporator coils and heat exchangers are usually not accessible without dismantling some system components. Dismantling A/C system components to check evaporator coils and heat exchangers is outside of the scope of a standard home inspection.

A. Heating Equipment

Heat System Brand: CARRIER, RUUD

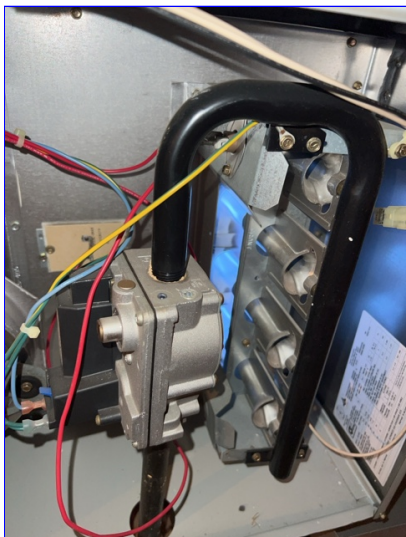
Type of Systems: Forced Air

Energy Source: Natural gas

Number of Heat Systems (excluding wood): Two

Comments:

(1) The internal fan for the downstairs unit is defective and is making a lot of noise when it is running. The furnace was operating as intended.



(2) The drain pan for the upstairs HVAC unit is rusted. Recommend recommend repair.

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I NI NP D



(3) I was unable to get the furnace for the upstairs unit to turn on using the thermostat. Recommend correction.

(4) I recommend that you consult with a licensed, qualified, heating, ventilation and air conditioning professional to evaluate further, determine the best method for repair, estimate cost and perform the repair.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: CARRIER, RUUD

A/C Tonnage: 3.5 Ton, 3 Ton


A/C Amperage: 35 AMPS, 25 AMPS

Comments:

(1) Air Conditioning service tag(s). One of the units is a 3 ton manufactured by Ruud in 2011. The second unit was manufactured by carrier in 2018, and is a 3 1/2 ton unit.

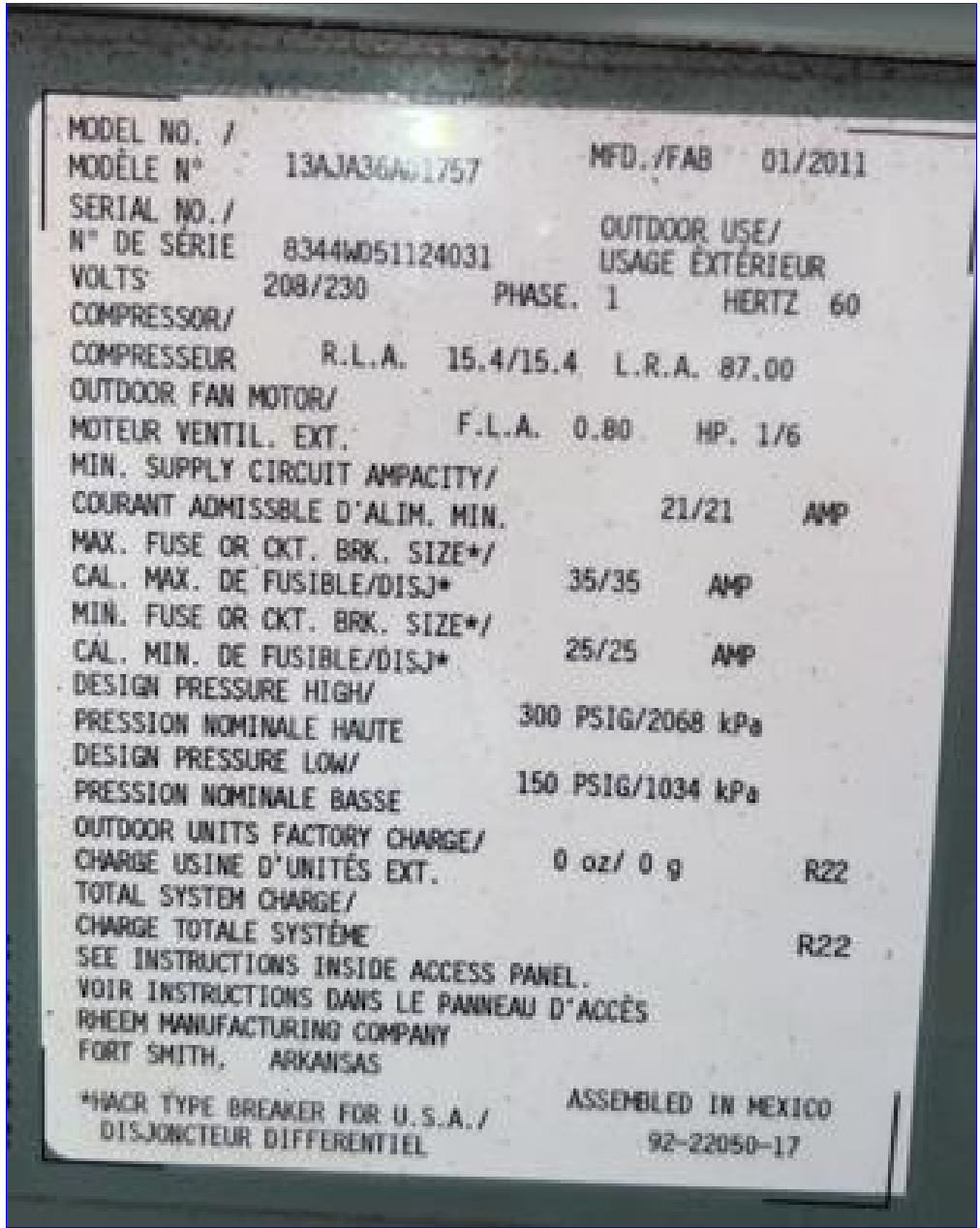
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SERIAL	1318E14182		
PROD	CA16NA04200GBABA		
MODEL	CA16NA042-A		
METERING	TXU	NA	
DEVICE	INDOOR	OUTDOOR	
FACTORY CHARGED	R410A		
	8.62 LBS	3.91 KG	
INDOOR TXU SUB COOLING	9 °F		
POWER SUPPLY	208-230 VOLTS AC		
	1 PH	60 HZ	
PERMISSIBLE VOLTAGE AT UNIT			
	253 MAX	197 MIN	
SUITABLE FOR OUTDOOR USE			
COMPRESSOR	208/230 VOLTS AC		
	1 PH	60 HZ	
	17.9 BHP	112.0 LRA	
FAN MOTOR	208/230 VOLTS AC		
	1 PH	60 HZ	
	1/5 HP	1.20 FLA	
DESIGN/TEST PRESSURE GAGE			
HI	450 PSI	3103	KPA
LO	250 PSI	1724	KPA
MAX DESIGN/WORKING PRESSURE			
	700 PSIG	4826 KPA	
MINIMUM CIRCUIT AMPS			
	23.6		
MAX FUSE	MAX CRT-BKR		40 #
	40 #		
SHORT CIRCUIT CURRENT 24A RECYCLED COPPER, 230 V			
			
MODEL NUMBER CA16NA04200GBABA			

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(2) Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees indicating that the unit(s) is(are) cooling as intended. The air temperature on the system(s) read:

Downstairs supply = 54 degrees, and the return air temperature was 71 degrees. Difference = 17 degrees. The low pressure line was cold to the touch at the condenser unit. With having a dirty Media filter in the attic, and it being double filtered, it can cause these numbers to read better than their actually performing.

Upstairs supply- I was unable to obtain temperatures for the upstairs unit due to the ductwork deficiency in the attic.

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C. Duct System, Chases, and Vents

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

(1) The disposable filter is dirty & clogged. The filter needs to be replaced. I recommend replacement as needed.



(2) Sections of ductwork in the attic have completely disconnected and are blowing conditioned air into the attic. Recommend correction.



(3) The disposable filter at the return air grill can be removed and not replaced, a cartridge filter is installed on the air handler unit in the attic space and is adequate for filtering.

D. Other

Comments:

A air-conditioning unit was replaced in the past. The old air-conditioning unit is still on the side of the house. Recommend removal.

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV. PLUMBING SYSTEM

While water was run down the drains, this alone cannot simulate the waste flows characteristic of full occupancy. Underground sanitary drain lines are not visible during the course of a standard home inspection and are not inspected. Complete examination of sanitary drain lines requires equipment and time beyond the scope of a standard home inspection. Comprehensive sanitary drain line testing is available from certain licensed plumbers with specialized equipment. Water softening/filtration systems are not included in the inspection.

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public

Location of water meter: Street

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Copper

Location of main water supply valve: Front

Static water pressure reading: 57 pounds/square inch

Comments:

(1) The toilet is loose at floor at both upstairs bathrooms. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

(2) The kitchen sink has low water pressure. Recommend correction.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

C. Water Heating Equipment

Energy Source: Gas (quick recovery)

Capacity: (2) 40 Gallon

Water Heater Manufacturer: BRADFORD-WHITE, RHEEM

Water Heater Location: Attic

Comments:

(1) The TMP valve for one of the water heaters is leaking. Water was dripping from the drain line at the front of the home.



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(2) Water heater service tag. This water heater was manufactured by Bradford White in 2002. The average age life expectancy of a water heater is 15 years. I recommend replacement of this unit.



(3) Water heater service tag. This water heater was manufactured by Rheem and 2021. It was working as intended.



D. Hydro-Massage Therapy Equipment

Comments:

The jet tub in the master bathroom was controlled by switch on the wall. The tub did not turn on with the switch. I did not have access underneath the tub to view the pump motor.

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V. APPLIANCES

Special precautions for dryer ducts and vents

Clean the lint screen/filter before or after drying each load of clothes. If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.

A. Dishwasher

Dishwasher Brand: GENERAL ELECTRIC

Comments:

B. Food Waste Disposers

Disposer Brand: IN SINK ERATOR

Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range Hood: BROAN

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Range/Cooktop/Oven Connections: 220 Volt Only

Comments:

(1) The bake feature for the oven would not turn on with the controls. The oven light also did not turn on with the controls.

(2) All of the burners for the cooktop turned on with the controls.



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E. Microwave Ovens

Built in Microwave: GENERAL ELECTRIC

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Vents and Bathroom Heaters: Fan only

Comments:

G. Garage Door Operators

Garage Door Operator: TWO UNITS, GENIE

Comments:

H. Dryer Exhaust Systems

Dryer Vent: Smooth Metal

Dryer Connections: Both Gas and 220 Volt AC

Comments:

The dryer exhaust damper on the right side of the home is damaged. Recommend correction.



I. Doorbell and Chimes

Comments:

The garage door opener did not work with the button.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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VI. Landscape Irrigation (Sprinkler) Systems

B. Vacuum breaker

[Comments:](#)

The vacuum breaker for the sprinkler system is located on the right side of the garage. The vacuum breaker was currently leaking. This needs to be corrected before the sprinkler system can be tested.

General Summary



Sunbelt Inspections

**11391 S. Kolbe Circle
Cypress, Texas. 77429**

Customer

Laci Garbs

Address

13722 Magnolia Manor Dr
Cypress TX 77429

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

C. Roof Covering Materials

Deficiency

(1) The roof covering is old, the life of covering has expired and needs to be replaced. While it could last a little longer, some areas are likely to need patching as leaks develop. The roof is original to the home from 2002. The average life expectancy of a shingle in our climate is 20 years. Missing shingles were observed at the rear of the home. Excessive granular loss and damage shingles were observed throughout the roof surface. Many of the neighboring roofs have been replaced.

(2) The garage does not have any roof ventilation. At the next roof replacement I recommend adding ventilation to the roof of the garage.

(4) I recommend, you consult with a competent and qualified roofing contractor to evaluate further, determine the best repair methods, estimate costs, and to perform the repairs.

E. Walls (Interior and Exterior)

Deficiency

The exterior paint around the home is old and deteriorated. I recommend prepping the exterior of the home and painting the exterior. Paint will prolong the life of the exterior materials on the home.

G. Doors (Interior and Exterior)

Deficiency

(1) The weatherstripping at the base of the exterior door to the carport area is damaged. Recommend correction.
(2) The door hardware located on top of the double doors to the master bathroom or damaged and is in need of correction.

H. Windows

Deficiency

Window seals appear to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass. A large priority of the windows in the home are having this problem. I recommend contacting a glass company to further observe all of the windows determine the count and give estimates for repair. I had a rough count of approximately 75 panes of glass.

K. Porches, Balconies, Decks and Carports

Deficiency

Several boards on top of the outdoor pergola have worked loose and are warped. Recommend correction.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficiency

The main electrical service panel was removed in the electrical panel. Inspected OK. The panel cover is only being held on by one of the six screws required. I recommend correction.

B. Branch Circuits, Connected Devices, and Fixtures

Deficiency

(1) The right side front porch Coach light did not turn on with the switch. The Coach light on the far right hand side of the house did not turn on as well.
(2) The two Coach lights on the front of the house as well as the Coach light for the garage did not turn on with the switch. Recommend correction.
(3) Arc Fault Circuit Interrupter (AFCI) breakers, are installed for bedroom circuits only. One or more circuits are not protected by an Arc Fault Circuit Interrupter (AFCI). Arc Fault Circuit Interrupter (AFCI) breakers are now required, depending on local adoption of these new standards, at all 120-volt, single phase, 15 & 20 amp branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, and similar rooms or areas.

AFCI's are devices designed to protect against fires caused by arcing faults in the homes wiring. Arcing faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCIs are required in new construction per current building standards which have been adopted in most jurisdictions across the country. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs.

I recommend the client consider having a qualified licensed electrician evaluate and upgrade branch circuits to AFCI protection per current building standards.

(4) The GFCI outlet located in the garage, would not trip when tested. Recommend correction.
(5) The fluorescent lighting did not turn on the switch inside of the garage. Recommend correction.

- (6) Smoke detectors are not present at all required locations, and the existing units appear to be aged. I recommend replacement of existing units, and installation of new units at all other required locations for personal safety reasons.
- (7) The light in the upstairs art niche did not turn on with the switch. Recommend correction.
- (8) Smoke detectors are present at required locations, but appear to be aged. I recommend replacement of existing units, manufacturers recommend replacement every ten (10) years, for personal safety reasons.
- (9) Two lights in the living room did not turn on with the switch.
- (10) I was able to turn the light in the study using the remote control. I was unable to get the fan to turn on using the remote control. Recommend correction.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Deficiency

- (1) The internal fan for the downstairs unit is defective and is making a lot of noise when it is running. The furnace was operating as intended.
- (3) I was unable to get the furnace for the upstairs unit to turn on using the thermostat. Recommend correction.
- (4) I recommend that you consult with a licensed, qualified, heating, ventilation and air conditioning professional to evaluate further, determine the best method for repair, estimate cost and perform the repair.

B. Cooling Equipment

Deficiency

- (1) Air Conditioning service tag(s). One of the units is a 3 ton manufactured by Ruud in 2011. The second unit was manufactured by carrier in 2018, and is a 3 1/2 ton unit.

C. Duct System, Chases, and Vents

Deficiency

- (1) The disposable filter is dirty & clogged. The filter needs to be replaced. I recommend replacement as needed.
- (2) Sections of ductwork in the attic have completely disconnected and are blowing conditioned air into the attic. Recommend correction.
- (3) The disposable filter at the return air grill can be removed and not replaced, a cartridge filter is installed on the air handler unit in the attic space and is adequate for filtering.

D. Other

Deficiency

- A air-conditioning unit was replaced in the past. The old air-conditioning unit is still on the side of the house. Recommend removal.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Deficiency

- (1) The toilet is loose at floor at both upstairs bathrooms. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

C. Water Heating Equipment

Deficiency

- (1) The TMP valve for one of the water heaters is leaking. Water was dripping from the drain line at the front of the home.
- (2) Water heater service tag. This water heater was manufactured by Bradford White in 2002. The average age life expectancy of a water heater is 15 years. I recommend replacement of this unit.

D. Hydro-Massage Therapy Equipment

Deficiency

The jet tub in the master bathroom was controlled by switch on the wall. The tub did not turn on with the switch. I did not have access underneath the tub to view the pump motor.

V. APPLIANCES

D. Ranges, Cooktops and Ovens

Deficiency

(1) The bake feature for the oven would not turn on with the controls. The oven light also did not turn on with the controls.

H. Dryer Exhaust Systems

Deficiency

The dryer exhaust damper on the right side of the home is damaged. Recommend correction.

I. Doorbell and Chimes

Deficiency

The garage door opener did not work with the button.

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