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Property Inspection Report

5515 Council Grove Ln, Houston, TX, 77088

Inspector: Kory Knapp
TREC License: 25691
Agent: Cindy Raimon
Property Size: 2492
Property Age: 1974
Inspection Date: 3/7/2024
Inspection Time: 1:30 PM

Prepared For: Fred Crespo
Order ID: 28677
Additional Inspector Robbie Feeney #25693

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Clientcare@1stRateInspections.com **832-567-5791**
9630 Cannock Chase Dr., Houston, TX 77065 **1stRateInspections.com**

PROPERTY INSPECTION REPORT FORM

Fred Crespo	3/7/2024
Name of Client	*Date of Inspection*
5515 Council Grove Ln, Houston, TX 77088	
Address of Inspected Property	
Kory Knapp	25691
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.

RESPONSIBILTY 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).

RESPONSIBILTY 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

We appreciate the opportunity to conduct this consultation for you! Please carefully read your entire consultation report. Call us after you have reviewed your report so we can go over any questions you may have. Remember, when the consultation is completed and the report is delivered, we are still available to you for any questions you may have. Properties being assessed do not "Pass" or "Fail." - The following consultation is based on the visible and accessible portion of the structure. The consultation may be limited by access, vegetation, and personal possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed. **This report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the consultant feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of consultation. Appliances 10 years of age and older have a limited life and could fail at any time. If there are concerns about appliances, we recommend that you have them checked by a specialist for the condition and possible life expectancy of the appliance.** **Exterior Notes**: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soil than from most natural disasters. There should be gutters and downspouts with splash blocks installed that discharge water away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. Minor settlement or “hairline” cracks in driveways, walkways or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Tripping hazards may occur from uneven surfaces or gaps in pavement and should be addressed as needed. As with all areas of the house, we recommend that if further evaluation of the roof covering is suggested that you have the roof further evaluated by a qualified roofer.Note that although most roofs are walked by the consultant, some roofs may not be walked due to conditions existing which could be dangerous, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed with the aid of a drone, from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, this may be considered limited with observations and conclusions drawn from what was visible using a limited view of the roofing materials. **Interior Notes**: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be reviewed. Doors and windows will also be investigated for damage and normal operation. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your consultant will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the consultant from viewing all areas as the consultant does not move personal items. Note that cosmetic settlement cracks may not be noted in the report. **Electrical Notes**: Note that only accessible GFCI outlets are tested and tripped. Some bathrooms may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, we encourage you to consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been recalled for various reason and are known to overheat and cause house fires. **Heating / Air Conditioning Notes**: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The consultant will test the heating and air conditioning system using the thermostat or other controls. Units are not checked for cleanliness and/or rust. We recommend proper maintenance of the unit and filter. Units are not checked for proper size or efficiency but are checked for functionality only. A more thorough investigation of the system, including the heat

("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death. **Plumbing Notes**: Bathrooms can consist of many features from hydrotherapy tubs and showers to toilets and bidets. Because of the extensive plumbing involved it is an important area of the house to look over. Moisture in the air and leaks in the plumbing system can cause mildew, wallpaper and paint to peel, and other problems. The consultant will identify as many issues as possible, but some problems may be undetectable due to problems within the walls or under the flooring. Consultants are unable to detect issues within the washer utility drains when appliances are connected. Sinks and tub overflow drains are not checked for leaks during consultation. Water heaters are not tested for recovery rates or temperature. If a large tub is present, we recommend that the system be tested for the volume of hot water being supplied to tub. A 40-gallon water heater may not supply enough hot water to larger tubs. **Optional Devices Notes**: Sprinkler controls are tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested. Pool equipment is checked in manual mode only. A pools shell should be considered a visual overview only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not components the consultant will render an opinion on.

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

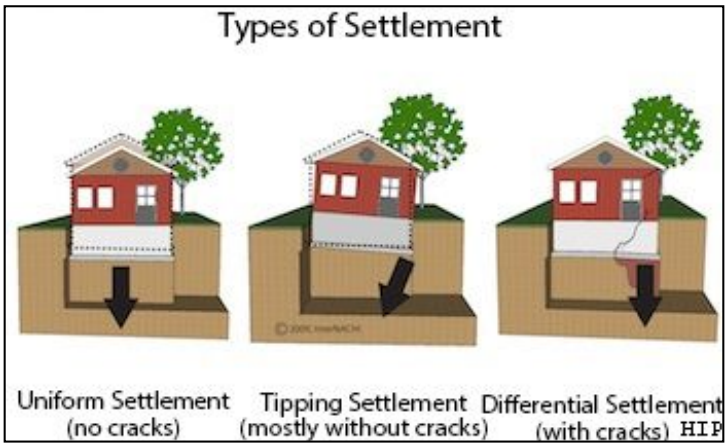
I	NI	NP	D	
X			X	A. Foundations

Type of Foundation(s):
• Slab Foundation
Comments:

A.1. Prior to closing, the foundation should be inspected by a qualified structural engineer or foundation expert familiar with the soils and construction methods of the region in order to determine if permanent repairs are required. This recommendation is made based on the Inspectors professional opinion and findings of subsequent movement.

A.2. All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.

All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.



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

I	NI	NP	D	
X			X	B. Grading & Drainage

Comments:

B.1. The soil or concrete is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions for Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - right side rear

B.2. Copper tubing is noted to be coming through the spa deck in the left rear. Recommend removing to help prevent trip/fall hazard.

Copper tubing is noted to be coming through the spa deck in the left rear. Recommend removing to help prevent trip/fall hazard.

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

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

I	NI	NP	D
X			X

C. Roof Covering Materials

Type(s) of Roof Covering:
• Architectural composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

Viewed From:
• The roof surface was inspected by walking on the roof, however every portion of the roof may not be accessible and some areas may be viewed from a distance so some defects may not be visible. Water can enter through very small areas and may not be found until heavy rain storms occur. Wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

Comments:

C.1. Signs of previous repairs were noted on the roof. Indications are that they are working as intended at time of inspection.

C.2. Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

C.3. It is Recommended that a roofer be consulted for further evaluation of the roof covering as well as check for any other repairs that may be needed at that time.

C.4. There were exposed nails noted on the roof. It is recommended that all exposed nails and fasteners on roof be sealed at all penetrations, ridges and roof to wall connections.

C.5. One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.

C.6. There are signs of rusted vents or flashing on the rooftop. We recommend painting or replacing all rusted or deteriorated vents or flashing as needed.

C.7. The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration.

C.8. Some ridge shingles are cracked and or split on the roof, recommend repairs of replacement of damaged ridge shingles.

C.9. There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles.

C.10. There are damaged or missing shingles on the roof, recommend repairs or replacement of damaged shingles.

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

I	NI	NP	D

C.11. Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof.

C.12. Due to granular loss on portions of the ridge shingles these portions of the roof covering materials may age prematurely. May want to replace worn ridge shingles to help prolong the life of the roof. This is often due to normal wear due to the age of the roof.

C.13. Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition.

C.14. The decking is buckling on the roof, this is often caused by an improper gap for expansion of the decking materials, recommend consulting a roofing contractor for evaluation and repairs as needed.

C.15. There are indications that there is deteriorated decking under the roof covering due to a soft spot under the shingles, recommend contacting a roof specialist to evaluate and repair as needed and check entire roof for other issues that may be of concern.

C.16. Splash blocks or downspout extensions should be installed to direct water away from foundation.

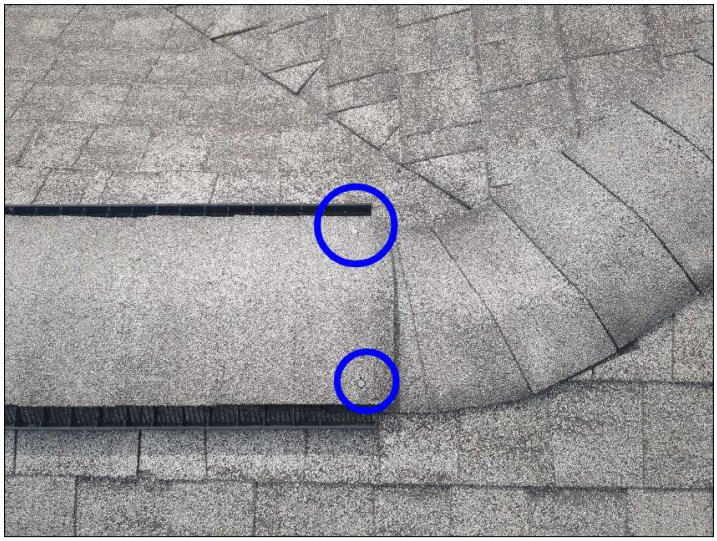
C.17. Splash blocks should be installed to direct water away from foundation to help promote proper drainage, recommend the open side face away from the structure in order to help the water flow away from the structure to help prevent future foundation issues. This is often done in new construction until grass root system has matured, once grass has matured it is recommended that they be reinstalled correctly for proper drainage away from foundation.

C.18. The gutter is bent/damaged. Mainly at - rear left

C.19. The gutters are sagging and/or loose. Attention to the gutters is required to keep them functioning as designed. Mainly at - front

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

I	NI	NP	D



There were exposed nails noted on the roof. It is recommended that all exposed nails and fasteners on roof be sealed at all penetrations, ridges and roof to wall connections.

Overview of Roof.

Some ridge shingles are cracked and or split on the roof, recommend repairs of replacement of damaged ridge shingles.

Overview of Roof.

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

I	NI	NP	D

Overview of Roof.

One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.

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

Overview of Roof.

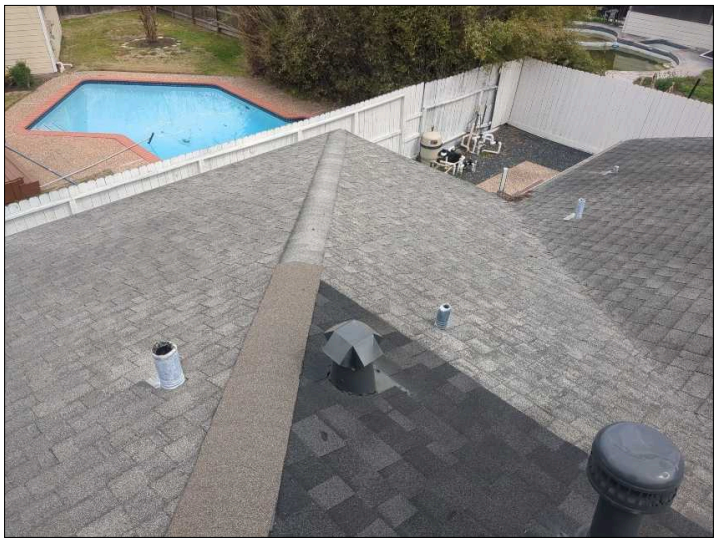
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

The decking is buckling on the roof, this is often caused by an improper gap for expansion of the decking materials, recommend consulting a roofing contractor for evaluation and repairs as needed.

Signs of previous repairs were noted on the roof. Indications are that they are working as intended at time of inspection.

Overview of Roof.



Overview of Roof.

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

I	NI	NP	D

Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

There are damaged or missing shingles on the roof, recommend repairs or replacement of damaged shingles.

There are damaged or missing shingles on the roof, recommend repairs or replacement of damaged shingles.

There are indications that there is deteriorated decking under the roof covering due to a soft spot under the shingles, recommend contacting a roof specialist to evaluate and repair as needed and check entire roof for other issues that may be of concern.

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

I	NI	NP	D

Overview of Chimney.

The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration.

One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.

The gutters are sagging and/or loose. Attention to the gutters is required to keep them functioning as designed. Mainly at - front

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

I	NI	NP	D

Splash blocks or downspout extensions should be installed to direct water away from foundation.

The gutter is bent/damaged. Mainly at - rear left

I	NI	NP	D	D. Roof Structure and Attic
X			X	

Viewed From:
• The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas where beams are covered with insulation or low profiled areas where damage could be caused, therefore some areas of the attic inspection may be limited.
• The type of roof system is conventional.
• The type of attic ventilation is ridge vents, wind turbins, eave vents.
Approximate Average Depth of Insulation:
• The ceiling insulation is blown fiberglass.
• Ceiling insulation is approximately 10-12 inches in depth.
• No vertical insulation in the attic.
Comments:

D.1. Attic stairway not cut properly to the floor, recommend cutting ladder so the ladder is a straight line when in the down position, otherwise it will put undue stress at the hinge and can cause ladder to fail.

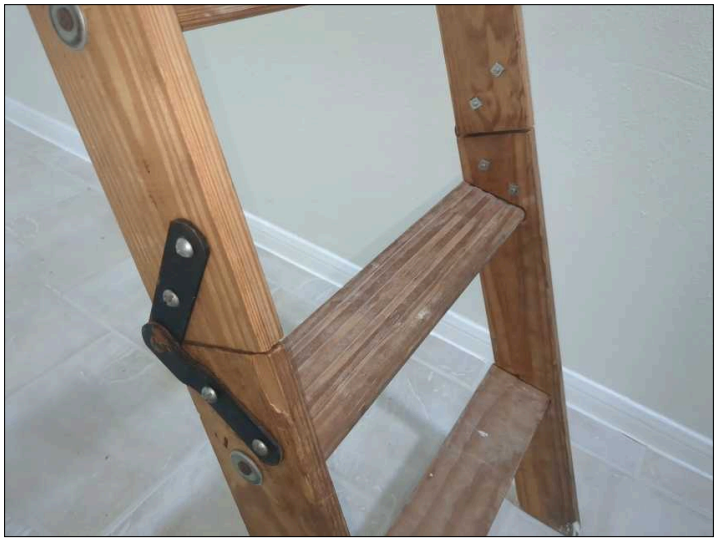
D.2. There is at least one nut loose or missing on the attic stairway, recommend checking all nuts and bolts to make sure they are all present and tightened.

D.3. The attic vent screen is loose, damaged or missing, recommend repairs to help prevent unwanted entry.

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

I	NI	NP	D

The attic vent screen is loose, damaged or missing, recommend repairs to help prevent unwanted entry.



Attic stairway not cut properly to the floor, recommend cutting ladder so the ladder is a straight line when in the down position, otherwise it will put undue stress at the hinge and can cause ladder to fail.

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

Overview of Attic.

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

I	NI	NP	D

Overview of Attic.

Overview of Attic.

Overview of Attic.

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

I	NI	NP	D	
X			X	E. Walls (Exterior)

Wall Materials:
• Prevalent exterior siding is made of brick, concrete fiber board.
Comments:

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

E.2. It is recommended that Electric Panels, Meter Boxes and Disconnects be sealed between the box and the Exterior cladding to help prevent water penetration.

E.3. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.

E.4. Settlement cracks were noted in the brickwork. Mainly at - right side, left side

E.5. Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - rear

E.6. Recommend sealing trim to help prevent water penetration. Mainly at - rear

E.7. There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - rear right

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

I	NI	NP	D

Settlement cracks were noted in the brickwork. Mainly at - right side front

Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moistureagainst the structure and promote damage to building materials and conducive conditions for wood destroying insects.

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

Settlement cracks were noted in the brickwork. Mainly at - left side rear

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

I	NI	NP	D

Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - rear

Recommend sealing trim to help prevent water penetration. Mainly at - rear

Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - rear

There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - rear right

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

I	NI	NP	D

There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - rear right

It is recommended that Electric Panels, Meter Boxes and Disconnects be sealed between the box and the Exterior cladding to help prevent water penetration.

X			X	F. Walls (Interior)

Comments:

F.1. There is evidence of previous patch work and or painting on the interior finishes. Recommend contacting homeowner for more information. Mainly at - various locations

F.2. There is damage to the drywall, recommend repairs as needed. Mainly at - garage

F.3. Settlement cracks were noted at the tape joint in the drywall. Mainly at - garage

F.4. Paint is peeling in the garage walls. This is often a common occurrence due to high moisture of unconditioned garage space, recommend repainting to help prevent further deterioration.

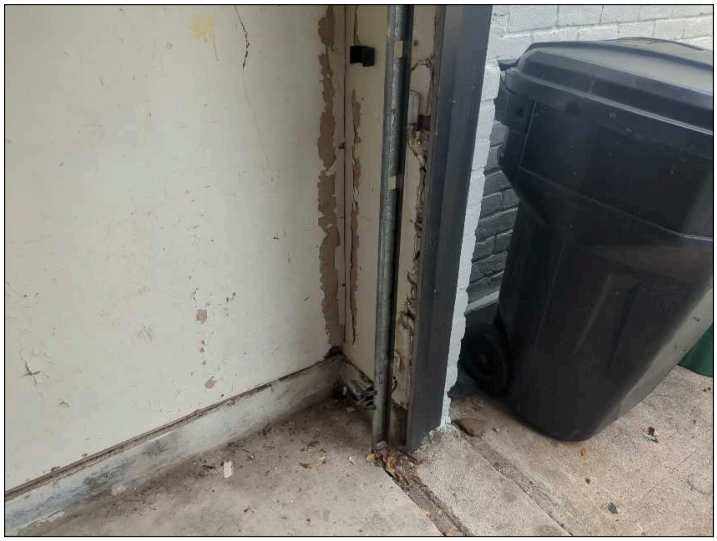
F.5. Settlement cracks were noted in the drywall. Mainly at - various locations

F.6. Tape is twisting due to movement in the corners of the drywall, this is normally a sign of foundation movement or structural settlement, other movement noted may give signs of the cause. Mainly at - laundry, garage

F.7. The drywall tape is loose. This is often due to higher humidity or improper installation. Mainly at - garage

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

I	NI	NP	D



There is damage to the drywall, recommend repairs as needed. Mainly at - garage

Settlement cracks were noted at the tape joint in the drywall. Mainly at - garage

Paint is peeling in the garage walls. This is often a common occurrence due to high moisture of unconditioned garage space, recommend repainting to help prevent further deterioration.

There is evidence of previous patch work and or painting on the interior finishes. Recommend contacting homeowner for more information. Mainly at - garage

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

I	NI	NP	D

There is evidence of previous patch work and or painting on the interior finishes. Recommend contacting homeowner for more information.
Mainly at - front entry

Tape is twisting due to movement in the corners of the drywall, this is normally a sign of foundation movement or structural settlement, other movement noted may give signs of the cause.
Mainly at - laundry

Settlement cracks were noted in the drywall.
Mainly at - front entry

Settlement cracks were noted in the drywall.
Mainly at - front right bedroom

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

I	NI	NP	D

Settlement cracks were noted in the drywall. Mainly at - front middle bedroom

There is evidence of previous patch work and or painting on the interior finishes. Recommend contacting homeowner for more information. Mainly at - primary bedroom

X			X	G. Ceilings

Comments:

G.1. There is evidence of previous patch work and or painting on the interior finishes. Recommend contacting homeowner for more information. Mainly at - garage

G.2. There is at least one hole in the ceiling in the garage. All holes in the garage ceilings or wall against living areas should be patched to help keep the recommended fire barrier between the home and garage.

G.3. Settlement cracks were noted at the tape joint in the drywall. Mainly at - garage

G.4. There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information. Mainly at - various locations

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

I	NI	NP	D

There is at least one hole in the ceiling in the garage. All holes in the garage ceilings or wall against living areas should be patched to help keep the recommended fire barrier between the home and garage.

There is evidence of previous patch work and or painting on the interior finishes. Recommend contacting homeowner for more information. Mainly at - garage

There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information. Mainly at - kitchen

Settlement cracks were noted at the tape joint in the drywall. Mainly at - garage

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

I	NI	NP	D

There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information. Mainly at - front middle bedroom

X			X	H. Floors

Comments:

H.1. Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - garage, front sidewalk

H.2. Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - driveway

H.3. Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - garage

H.4. There are signs of discoloration or moisture damage on the floor. Mainly at - living room

H.5. There are scratches noted in the wood flooring. Mainly at - living room

H.6. Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - front middle bedroom

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

I	NI	NP	D

Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - garage

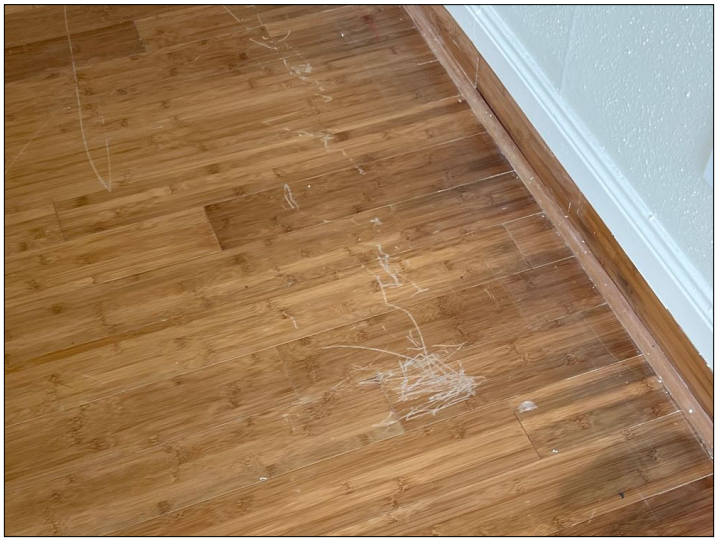
Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - driveway

Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - front sidewalk

There are signs of discoloration or moisture damage on the floor. Mainly at - living room

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

I	NI	NP	D



There are scratches noted in the wood flooring. Mainly at - living room

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

X			X	I. Doors (Interior and Exterior)

Comments:

I.1. The garage door self-closing hinges are not installed.

I.2. The door is not latching properly. Mainly at - various locations

I.3. The door sticks in the frame. Mainly at - various locations

I.4. The door hits the frame when closing. Mainly at - dining

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

I	NI	NP	D

The door hits the frame when closing. Mainly at - dining

X			X	J. Windows

Window Types:
• Windows in the home are single pane. The new codes require double pane windows for proper energy efficiency.
Comments:

J.1. Glazing bead is loose,damaged or deteriorated. Recommend replacing or sealing damaged glazing bead to help prevent moisture penetration.

J.2. Screens were missing on the home. Mainly at - throughout

J.3. A hole was noted in a window pane. Mainly at - front

J.4. Cracked windowpane(s) were noted. Mainly at - front middle bedroom

J.5. Recommend lubricating the springs on the windows to help restore to normal operating condition.

J.6. The window lock/latch is missing. Mainly at - front entry

J.7. Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration.

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

I	NI	NP	D

A hole was noted in a window pane. Mainly at - front

Glazing bead is loose,damaged or deteriorated. Recommend replacing or sealing damaged glazing bead to help prevent moisture penetration.

The window lock/latch is missing. Mainly at - front entry

Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration.

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

I	NI	NP	D	

Cracked windowpane(s) were noted. Mainly at - front middle bedroom

		X		K. Stairways (Interior and Exterior)
	X			L. Fireplace and Chimney

Comments:

L.1. All comments and efficiencies will be in the other section under chimney Scan.

X				M. Porches, Balconies, Decks, and Carports
X			X	N. Other

Comments:

N.1. Mold like stains are present. Recommend contacting our office to schedule an evaluation and mold testing to determine the type of mold and identify the source of contamination. Mainly at - pantry, garage

N.2. There are indications of water penetration to the ceiling evident mainly by staining. Unable to determine condition of the underlying materials. Mainly at - garage

N.3. Checked water stain with a moisture meter and found it to be at a high moisture level. Unable to determine condition of the underlying materials. Mainly at - behind leaking primary tub spout, living room

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

I	NI	NP	D

Mold like stains are present. Recommend contacting our office to schedule an evaluation and mold testing to determine the type of mold and identify the source of contamination. Mainly at - pantry

Mold like stains are present. Recommend contacting our office to schedule an evaluation and mold testing to determine the type of mold and identify the source of contamination. Mainly at - garage

There are indications of water penetration to the ceiling evident mainly by staining. Unable to determine condition of the underlying materials. Mainly at - garage

Checked water stain with a moisture meter and found it to be at a high moisture level. Unable to determine condition of the underlying materials. Mainly at - behind leaking primary tub spout

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

I	NI	NP	D

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

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

I	NI	NP	D	
X			X	A. Service Entrance and Panels

Panel Locations:
- Main electrical panel is on the right exterior.
- Unable to inspect underground services.
- Bonding was noted on the gas line as recommended.

Materials,Amp Rating & Brand:
- Main Panel is a 200 Amp GE panel fed by copper wiring.

Comments:

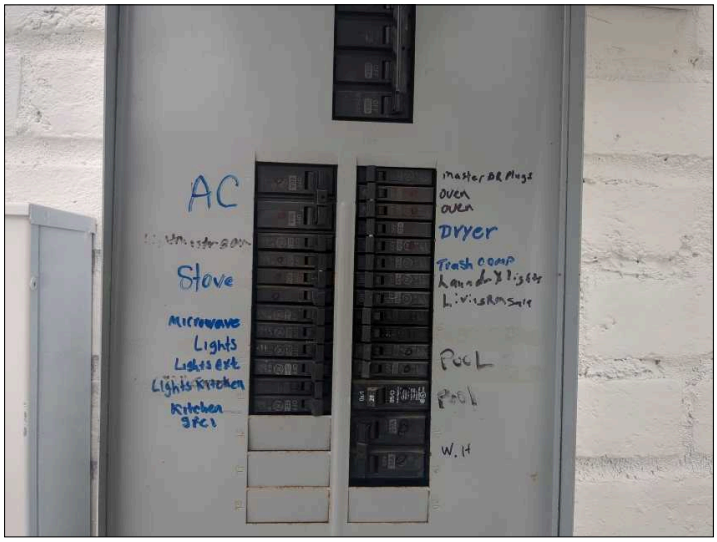
A.1. There are pointed screws in the panel cover this is a safety hazard and should be replaced with flat tipped screws to help prevent electrical shock.

A.2. There are more than two ground wires located under the same screw on the ground bar. Ground wires should have no more than two wires under an individual screw.

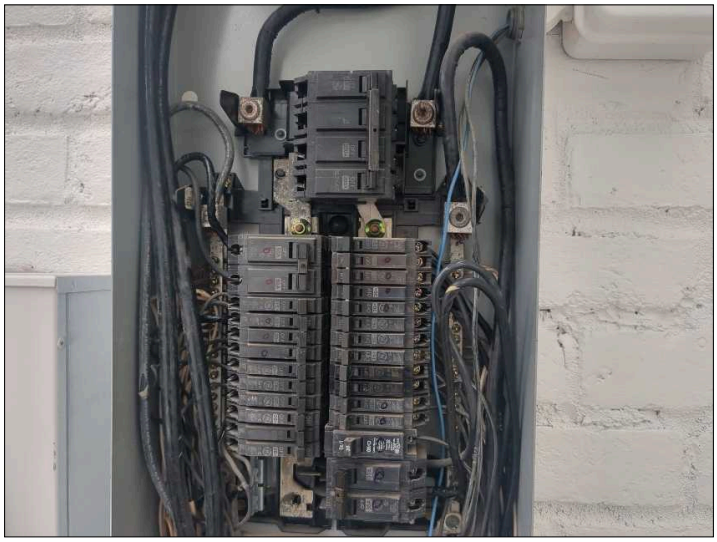
A.3. There are different brands of breakers installed in the main electrical panel. Although functional, this is widely considered an improper practice as the breakers being used should match the manufacturer type of panel to maintain proper fit and connection and help reduce the risk of future electrical issues.

A.4. The electrical system only has one ground rod installed, it is now recommended that two ground rods be installed for your protection and the ground rods should be located at least 6' apart.

A.5. Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

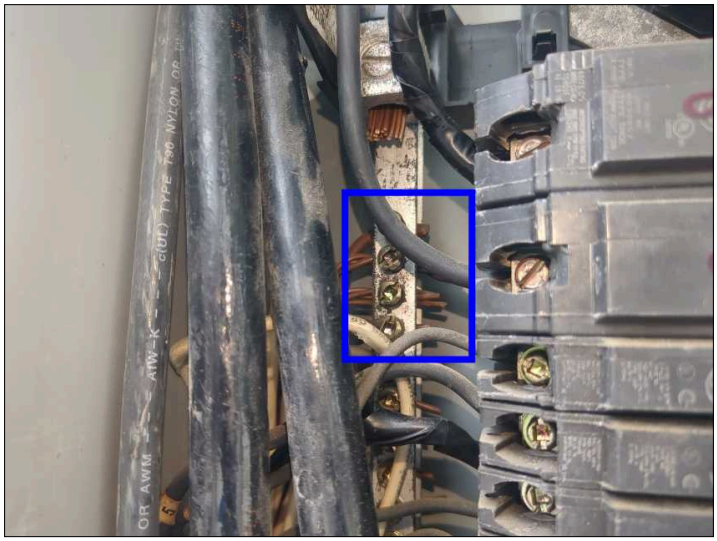


Overview of main electrical panel

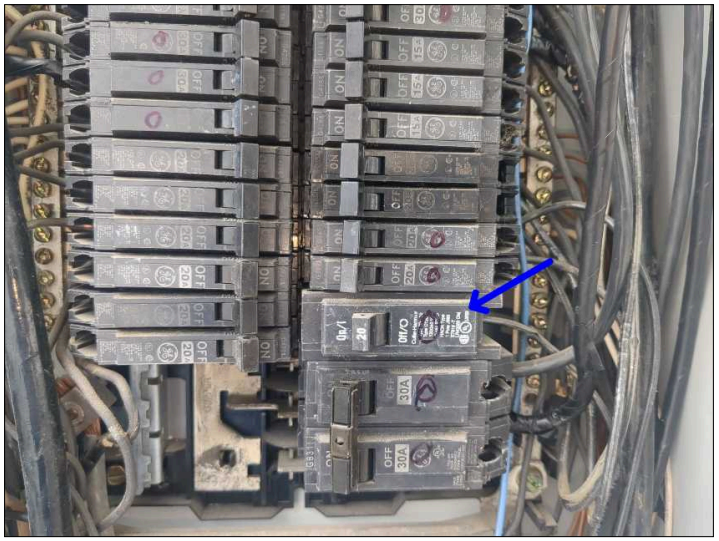

Overview of main electrical panel

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

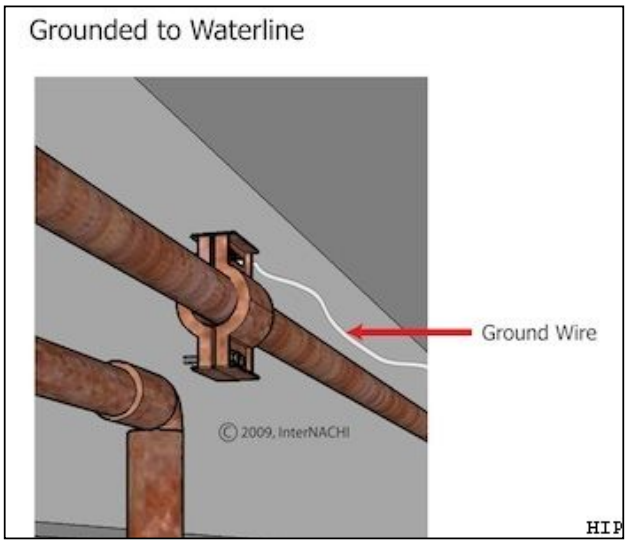
I	NI	NP	D



There are more than two ground wires located under the same screw on the ground bar. Ground wires should have no more than two wires under an individual screw.



There are different brands of breakers installed in the main electrical panel. Although functional, this is widely considered an improper practice as the breakers being used should match the manufacturer type of panel to maintain proper fit and connection and help reduce the risk of future electrical issues.



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

I	NI	NP	D	
X			X	B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Branch circuits are copper wiring.
• GFCI Reset locations - laundry room, front entry, kitchen.
• Smoke detectors are tested with test button only.
Comments:

B.1. Arc-Fault Circuit Interrupters (AFCI's) were ***not*** noted in all the recommended areas at the time of inspection according to today's standards. These locations include kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, and laundry areas. AFCI protection should also be installed for the dishwasher, microwaves and 250V laundry/dryer receptacles.

B.2. Not all the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected in one or more of the following areas: bathrooms, lavatory, garage and accessory building if accessible, outdoor receptacles, crawlspace, basement, receptacles that serve the kitchen counter, receptacles that are located within 6' of the outside edge of a sink, shower or bathtub, laundry room, indoor damp or wet location's, kitchen dishwasher receptacle, electric heated floors and electric water heaters. Mainly at - laundry room

B.3. The GFCI (Ground Fault Circuit Interrupter) electrical outlet does not trip when tested. Mainly at - right side exterior

B.4. Receptacle plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - garage

B.5. It is now required that inspectors report on the absence of tamper resistant receptacles in a home. TR receptacles should be installed at all locations where receptacles are less than five and a half feet above the walking surface. TR receptacles are typically found in new construction or a recently renovated home.

B.6. Electrical receptacle(s) are registering an open ground. Mainly at - front right exterior

B.7. Recommend replacing all wet area exterior receptacle covers with the code approved bubble style cover.

B.8. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operating correctly in all non-functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - rear exterior

B.9. Some bulbs in the light fixture(s) were noted to be missing. Recommend replacing or installing bulb(s) to verify fixture is operating correctly. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - throughout exterior

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

I	NI	NP	D

B.10. There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - attic

B.11. Not all the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected in one or more of the following areas: bathrooms, lavatory, garage and accessory building if accessible, outdoor receptacles, crawlspace, basement, receptacles that serve the kitchen counter, receptacles that are located within 6' of the outside edge of a sink, shower or bathtub, laundry room, indoor damp or wet location's, kitchen dishwasher receptacle, electric heated floors and electric water heaters. Mainly at - bathrooms

B.12. Electrical receptacle(s) are registering an open ground. Mainly at - hall side room, front middle bedroom

B.13. There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - under cooktop

B.14. The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor when gas appliances are installed.

B.15. At least one smoke detector was beeping. Recommend changing batteries in all smoke detectors and testing for proper operation.

B.16. The smoke detectors were not interconnected. This may not have been required at time of construction.

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

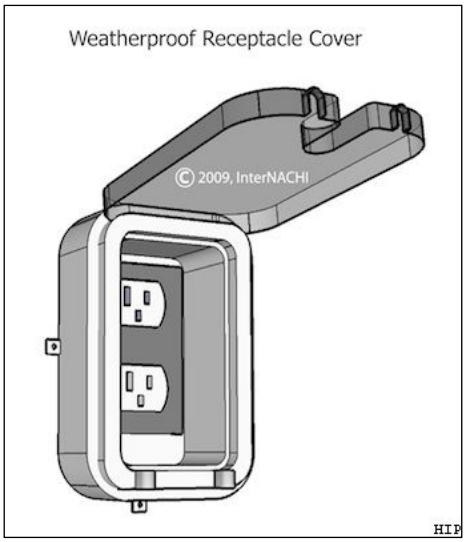
Electrical receptacle(s) are registering an open ground. Mainly at - front right exterior

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

I	NI	NP	D

The GFCI (Ground Fault Circuit Interrupter) electrical outlet does not trip when tested. Mainly at - right side exterior

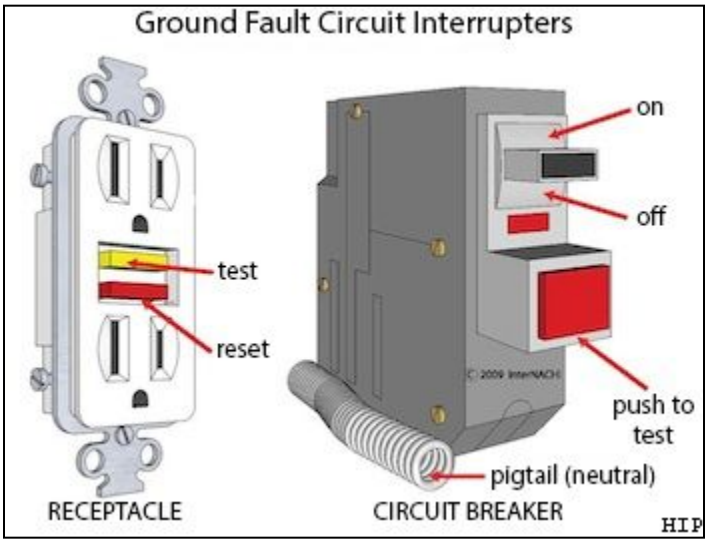
There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - attic



There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - under cooktop

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

I	NI	NP	D



Electrical receptacle(s) are registering an open ground. Mainly at - hall side room

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X			X	A. Heating Equipment

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

Energy Source and Type of Igniter:
- Heating unit is natural gas.
- Automatic Igniter was noted.

Comments:

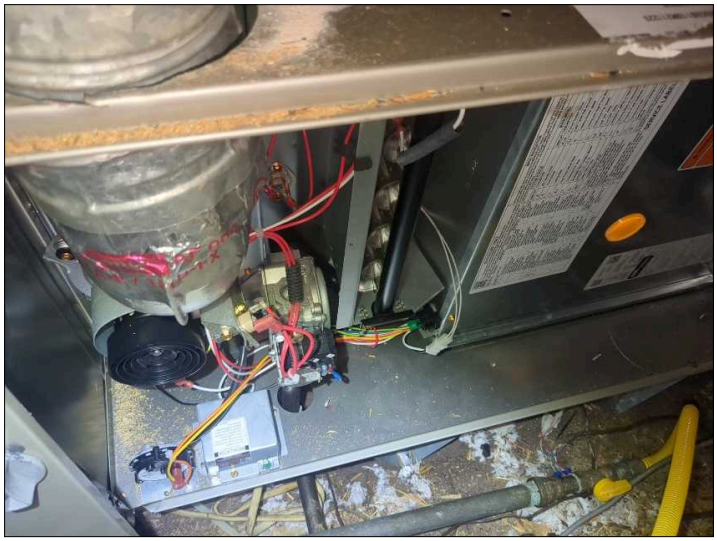
A.1. There is improper clearance around the flue pipe, the furnace vent should have at least 1" clearance to combustibles.

A.2. There is not an adequate workspace and/or pathway to the furnace , located in the attic as recommended.

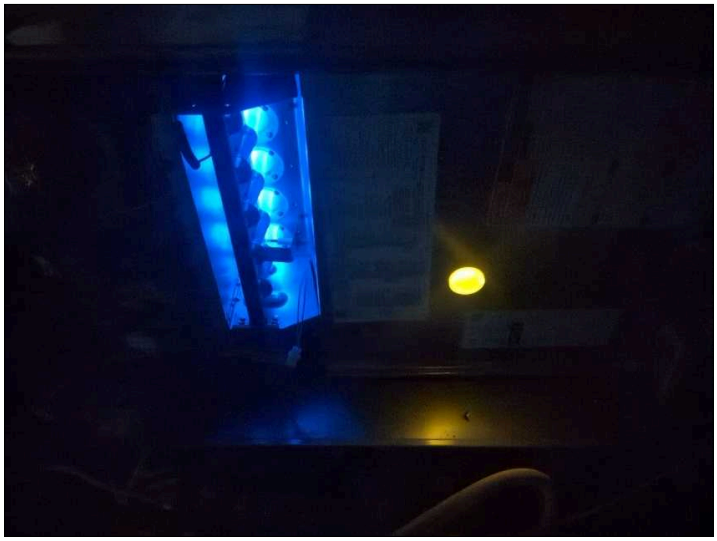
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Overview of Furnace equipment



Overview of Furnace burner compartment.



Overview of Furnace burner compartment in operation

Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance (Repair-Clinic.com)

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

I	NI	NP	D

There is not an adequate workspace and/or pathway to the furnace , located in the attic as recommended.

There is improper clearance around the flue pipe, the furnace vent should have at least 1" clearance to combustibles.

X			X	B. Cooling Equipment

Type of Systems:
• Central Forced Air
• A/C unit #1 High/Low differential should fall between 15 an 22 degrees at the unit for proper cooling. The differential for this unit is :21 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.
• A/C compressor is electric.
Comments:

B.1. The evaporator is missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

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

I	NI	NP	D

Overview of A/C Condenser

Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance (Repair-Clinic.com)

Overview of A/C Evaporator

Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance (Repair-Clinic.com)

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

I	NI	NP	D

The evaporator is missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

X				C. Duct system,Chases, and Vents

Comments:

C.1. Filter type is disposable. It is recommended that Disposable Filters be changed every 2 to 3 months depending on use.

Overview of disposable filter

Overview of disposable filter

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

I	NI	NP	D

IV. PLUMBING SYSTEM

I	NI	NP	D	
X			X	A. Water Supply System and Fixtures

Location of Water Meter:
- The water meter is located at the left curb.
- The water meter was checked for any movement to check for possible leaks and movement was noted. Recommend a licensed plumber to evaluate and repair as needed.
- The gas meter is located on the left.
- The gas distribution pipe is Black Iron.

Location of Main Water Supply Valve:
- The main water shutoff is located on the left exterior wall of home.
- Static Water Pressure Reading: 50 PSI.
- Water supply lines are made of PEX.

Comments:

A.1. At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.2. Unapproved gas valves were noted, recommend changing all unapproved gas valves. These valves are designed with a spring at the bottom of the valve which weaken over time causing gas to leak when operated. Although they may not be leaking at the time of inspection they have a high likely hood of leaking when operated. Mainly at - laundry room

A.3. Although the home is equipped with a main shut off valve to the dwelling, it is recommended that individual fixtures be equipped with isolation or emergency shut off valves. Current standards requires shut-off valves on any or all faucets, toilets, and any other water feature such as the washing machine and outdoor hose bibs. Mainly at - hall bath

A.4. There is a water leak at the base of the faucet, recommend repair or replacement. Unable to determine condition of underlying materials. Mainly at - primary bath

A.5. Grout was used in the corners of the tub/shower. It is recommended that a flexible sealant be used in the corners to allow for movement to help prevent future cracking in the corners of shower stalls and tub surrounds due to settlement.

A.6. Unapproved gas valves were noted, recommend changing all unapproved gas valves. These valves are designed with a spring at the bottom of the valve which weaken over time causing gas to leak when operated. Although they may not be leaking at the time of inspection they have a high likely hood of leaking when operated. Mainly at - laundry

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

I	NI	NP	D

A.7. There are uninsulated water supply lines routed through the attic. Recommend all uninsulated supply lines be properly insulated to help prevent damage to the pipes in freezing weather.

Overview of Water meter

Leak/water movement noted in the meter box at the water meter.

Overview of Water shut off valve

Water Pressure for home.

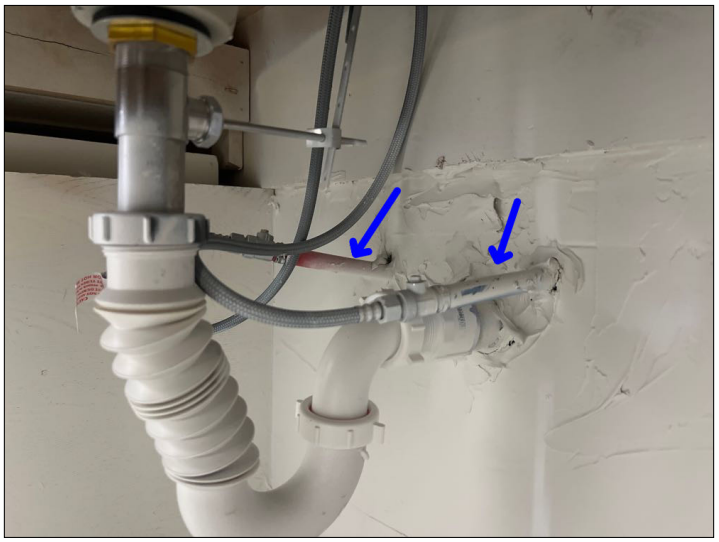
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Overview of Gas meter

There are uninsulated water supply lines routed through the attic. Recommend all uninsulated supply lines be properly insulated to help prevent damage to the pipes in freezing weather.

Unapproved gas valves were noted, recommend changing all unapproved gas valves. These valves are designed with a spring at the bottom of the valve which weaken over time causing gas to leak when operated. Although they may not be leaking at the time of inspection they have a high likely hood of leaking when operated. Mainly at - laundry



Although the home is equipped with a main shut off valve to the dwelling, it is recommended that individual fixtures be equipped with isolation or emergency shut off valves. Current standards requires shut-off valves on any or all faucets, toilets, and any other water feature such as the washing machine and outdoor hose bibs. Mainly at - hall bath

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

I	NI	NP	D

Grout was used in the corners of the tub/shower. It is recommended that a flexible sealant be used in the corners to allow for movement to help prevent future cracking in the corners of shower stalls and tub surrounds due to settlement.

There is a water leak at the base of the faucet, recommend repair or replacement. Unable to determine condition of underlying materials. Mainly at - primary bath

Overview of Laundry Supply and Drain Test.

Overview of Plumbing Fixture(s) in Operation.

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

I	NI	NP	D

Overview of Plumbing Fixture(s) in Operation.

Overview of Plumbing Fixture(s) in Operation.

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Overview of Plumbing Fixture(s) in Operation.

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

I	NI	NP	D

Overview of Plumbing Fixture(s) in Operation.

Overview of Plumbing Fixture(s) in Operation.

X			X	B. Drains, Wastes, and Vents

Comments:

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

B.2. Overflows are not tested.

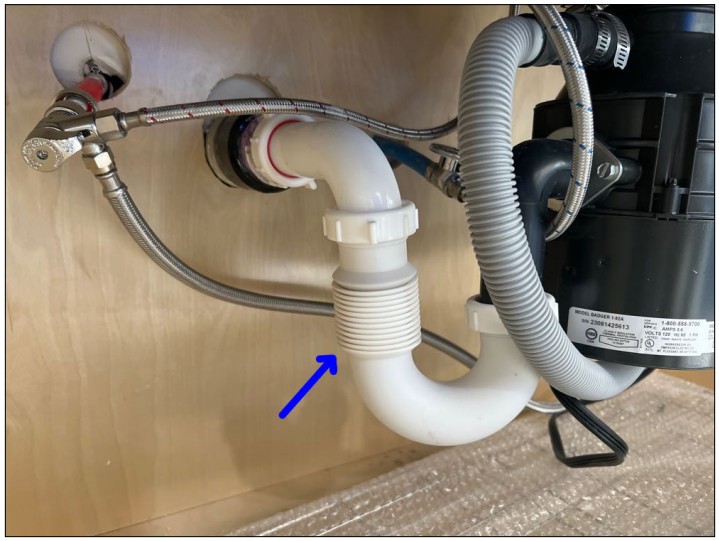
B.3. Drainage fittings shall have a smooth interior waterway of the same diameter as the piping served. All fittings shall conform to the type of pipe used. Drainage fittings shall have no ledges, shoulders or reductions which can retard or obstruct drainage flow in the piping.

B.4. The tub drain stopper is missing. Mainly at - primary bath

B.5. The bath tub drains very slow. Mainly at - hall bath

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

I	NI	NP	D



Drainage fittings shall have a smooth interior waterway of the same diameter as the piping served. All fittings shall conform to the type of pipe used. Drainage fittings shall have no ledges, shoulders or reductions which can retard or obstruct drainage flow in the piping.

X			X	C. Water Heating Equipment

Energy Source:
• Unit #1 water heater is electric.
Capacity:
• The water heater #1 is 50 gallon capacity.
• Water heater is located in the garage and provides coverage for the entire home.
Comments:

C.1. The water heater T&P (Pop-Off) valve drain line is plumbed uphill, therefore was not tested.

C.2. Recommend a licensed plumber be consulted for further evaluation and/or repairs.

C.3. The water heater T&P (Pop-Off) valve drain line has been reduced in size.

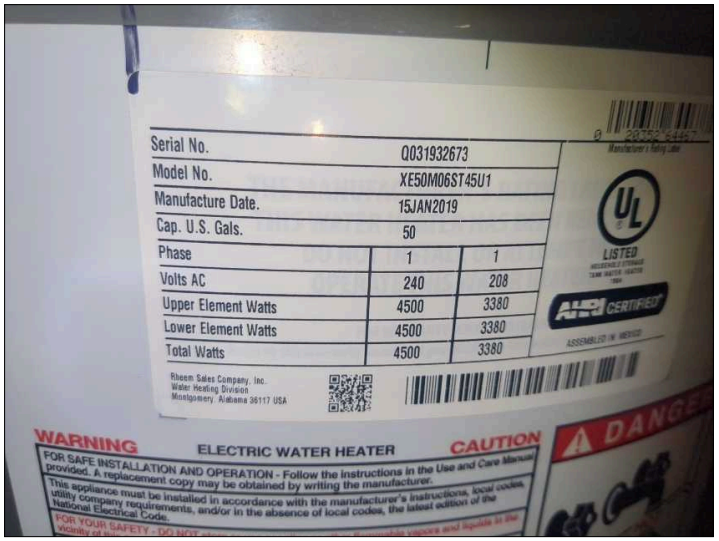
C.4. Water heater was not operating at time of inspection.

C.5. Water Heaters located in the garage should be protected from impact from automobiles.

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

I	NI	NP	D

Overview of Water heater



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance (Repair-Clinic.com)

The water heater T&P (Pop-Off) valve drain line is plumbed uphill, therefore was not tested.

The water heater T&P (Pop-Off) valve drain line has been reduced in size, therefore was not tested.

		X		D. Hydro-Massage Therapy Equipment
		X		E. Other

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

I	NI	NP	D

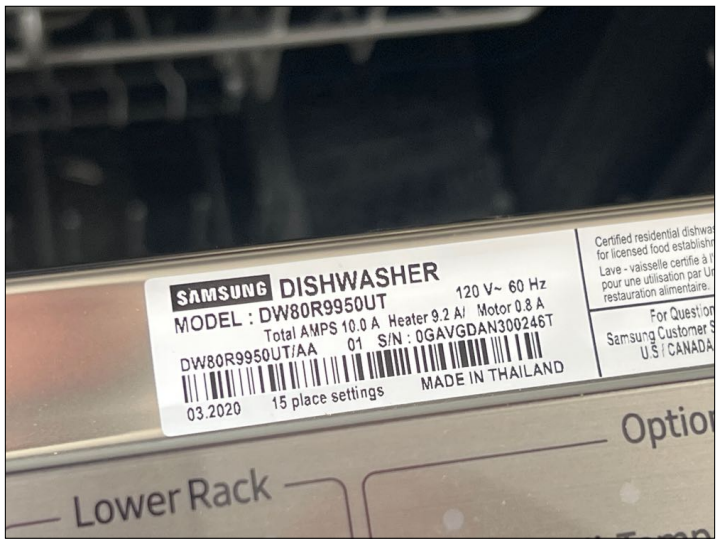
V. APPLIANCES

I	NI	NP	D	
X			X	A. Dishwashers

Comments:

A.1. Dishwasher is operating as intended, however deficiencies may be listed below if applicable.

A.2. Dishwasher was hard wired and no visible disconnect was noted, recommend installing a means of disconnect.



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance (Repair-Clinic.com)

I	NI	NP	D	
X				B. Food Waste Disposers

Comments:

B.1. Garbage disposal is operating as intended, however deficiencies may be listed below if applicable.

I	NI	NP	D	
X				C. Range Hood and Exhaust Systems

Comments:

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

C.2. The range vent is operating as intended, however deficiencies may be listed below if applicable.

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

I	NI	NP	D
X			

D. Ranges, Cooktops, and Ovens

Comments:

D.1. Oven is electric.

D.2. Cook top is electric

D.3. Oven Thermostat to Temperature Reading: 350F / 345-350F

D.4. The oven is operating as intended, however deficiencies may be listed below if applicable.

D.5. The cooktop is operating as intended, however deficiencies may be listed below if applicable.

Overview of cooktop

Oven Thermostat to Temperature Reading: 350F / 345-350F

I	NI	NP	D
X			X

E. Microwave Ovens

Comments:

E.1. The microwave is operating as intended, however deficiencies may be listed below if applicable.

E.2. The clock numbers are damaged.

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

I	NI	NP	D

Manufacturers Tag. Please visit the following websites to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance (Repair-Clinic.com)

Overview of Microwave

The clock numbers are damaged.

X				F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. Bath and/or laundry exhaust fans operated as intended, however deficiencies may be listed below if applicable.

F.2. Although a bath exhaust fan is not required with an operable window it is recommended that one be added to help remove moisture from this area since most people do not open windows to remove moisture in this day and time. Mainly at - primary bath

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

I	NI	NP	D	
X				G. Garage Door Operators

Comments:

G.1. Garage door is operating as intended, however deficiencies may be listed below if applicable.

I	NI	NP	D	
X				H. Dryer Exhaust Systems

Comments:

H.1. Indications are that the dryer vent is operating as intended. This should be considered a limited inspection as not all dryer vents are easily accessible or visible at the time of the inspection. Dryer vents are inspected for functionality and installation methods only, we are unable to determine if the dryer ducting has any amount of lint build up in it.

I	NI	NP	D	
X				I. Other

Comments:

I.1. The refrigerator is operating as intended.

Overview of Refrigerator Cooling Temp.

Overview of Freezer Temp.

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

I	NI	NP	D

Manufacturers Tag. Please visit the following websites to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance (Repair-Clinic.com)

VI. OPTIONAL SYSTEMS

		X		A. Landscape Irrigation (Sprinkler) Systems

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

I	NI	NP	D	
X			X	B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
- In-Ground
- Gunite
- Filter type - Cartridge
- A pool or spa heater was not installed.
- There was no pool cleaner present during the inspection.
- The Pool / Spa was not leak tested during the inspection.
- It is recommended that the pool volume be requested from the homeowner for proper maintenance and service purposes.

Comments:

B.1. Recommend pool specialist be consulted for further evaluation and/or repairs.

B.2. Improper gates to back yard pool area. The gates around the pool should be at least 48" tall ,self closing, self latching, open outward, latch inside at least 3" below top of gate and can be locked with no opening over a 1/2" within 18" of the latch.

B.3. The pool only has a single drain installed, it is now recommended that all new installs be outfitted with a minimum of two drains for the pool and spa to help prevent an entrapment hazard. Recommend drains be replace with the proper code approved drain covers.

B.4. If the home serves as one side of the pool barrier, the home-owner shall install an audible alarm on all doors leading to the pool area and make sure the doors have self-closing and self-latching devices or locks beyond the reach of children to prevent them from opening the door and gaining access to the pool.

B.5. Windows that allow direct access to pools should be permanently sealed or prohibited from being opened more than 4" and allowing direct access to small children. Any window located within 5' of the water's edge and less than 5' off the ground should contain safety glass to help prevent personal injury in the event of a fall.

B.6. There is no evidence of electrical bonding between the pool and the pool equipment.

B.7. Recommend sealing between deck and coping to help prevent water penetration between causing soil to wash away and pavement to settle.

B.8. There is uneven pavement noted around the pool or spa.

B.9. There are settlement cracks in the pool decking and coping.

B.10. The grout is deteriorated in several locations around the pool decking and tiles.

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

I	NI	NP	D

B.11. There are sanitizer tablets located in the skimmer basket. It is not recommended since this causes a strong concentration of chlorine to enter into the pump system damaging components.

B.12. There are indications of a crack(s) in the pool surface. Unable to determine the condition of the underlying materials. Mainly at - left

B.13. The surface of the pool is damaged. Unable to determine the condition of underlying materials. Mainly at - various locations

B.14. The surface of the pool is worn. Unable to determine the condition of underlying materials.

B.15. Pool walls/floors are stained.

B.16. Pool walls/floors have rust present.

B.17. Recommend painting all exposed plastic pipe and plastic shutoff handles to help prevent premature deterioration from UV rays.

B.18. Exposed piping and valves are not labeled as recommended.

B.19. The pool equipment is sucking air, recommend sealing by applying grease to o-ring seals on the filter and strainers.

B.20. The pump is rusted.

B.21. Pool timer is rusted.

B.22. The swimming pool fill valve is disconnected and not properly equipped with a vacuum breaker.

B.23. The valve handle is missing.

B.24. There is no blower for the spa.

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

I	NI	NP	D

Overview of pool

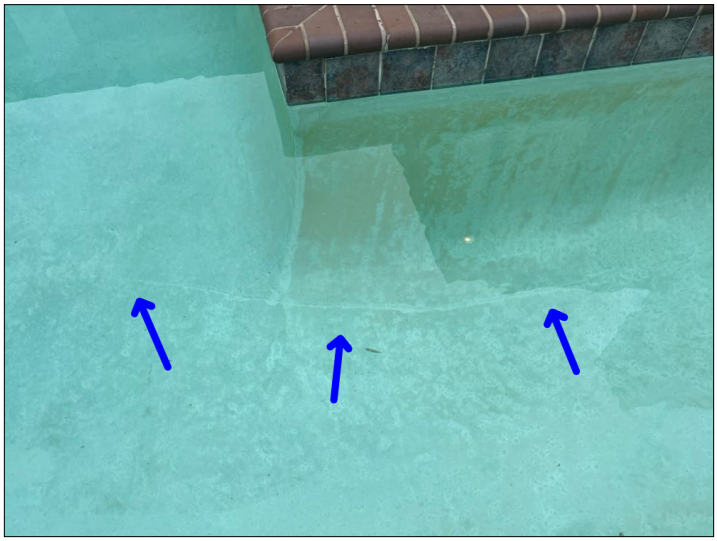
Overview of spa

Overview of pool equipment

Recommend sealing between deck and coping to help prevent water penetration between causing soil to wash away and pavement to settle.

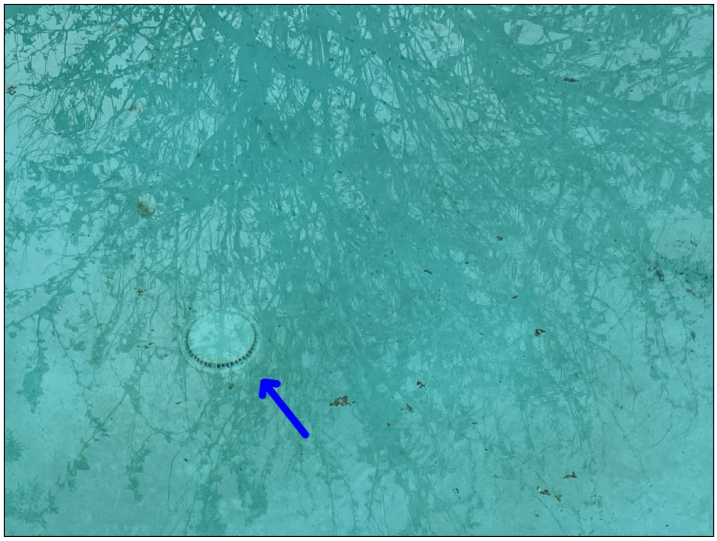
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

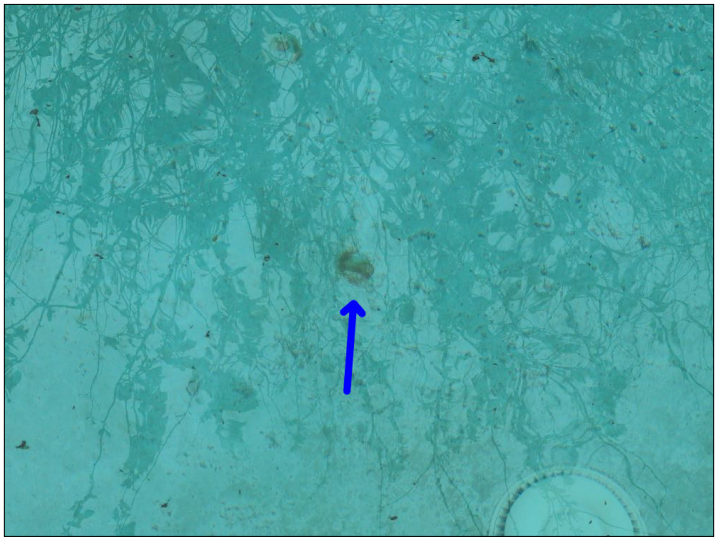


There are indications of a crack(s) in the pool surface. Unable to determine the condition of the underlying materials. Mainly at - left

There are indications of a crack(s) in the pool surface. Unable to determine the condition of the underlying materials. Mainly at - left



The pool only has a single drain installed, it is now recommended that all new installs be outfitted with a minimum of two drains for the pool and spa to help prevent an entrapment hazard. Recommend drains be replace with the proper code approved drain covers.



Pool walls/floors have rust present.

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

I	NI	NP	D

The surface of the pool is worn. Unable to determine the condition of underlying materials.

The surface of the pool is damaged. Unable to determine the condition of underlying materials. Mainly at - right

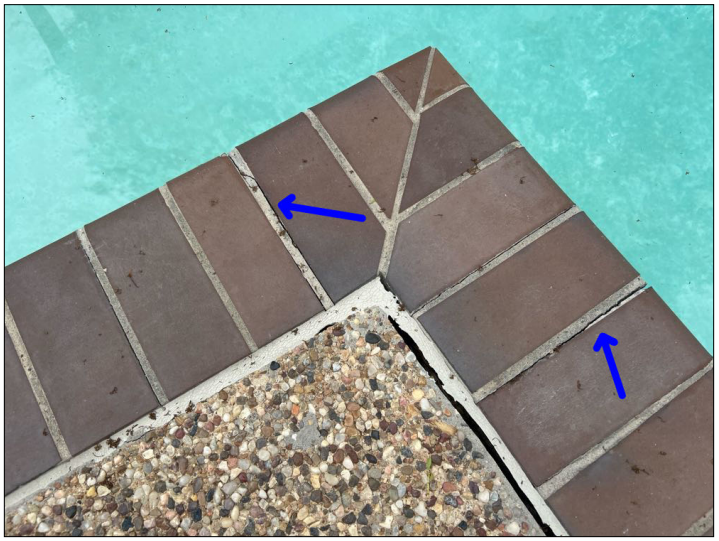
There are sanitizer tablets located in the skimmer basket. It is not recommended since this causes a strong concentration of chlorine to enter into the pump system damaging components.

There are settlement cracks in the pool decking and coping.

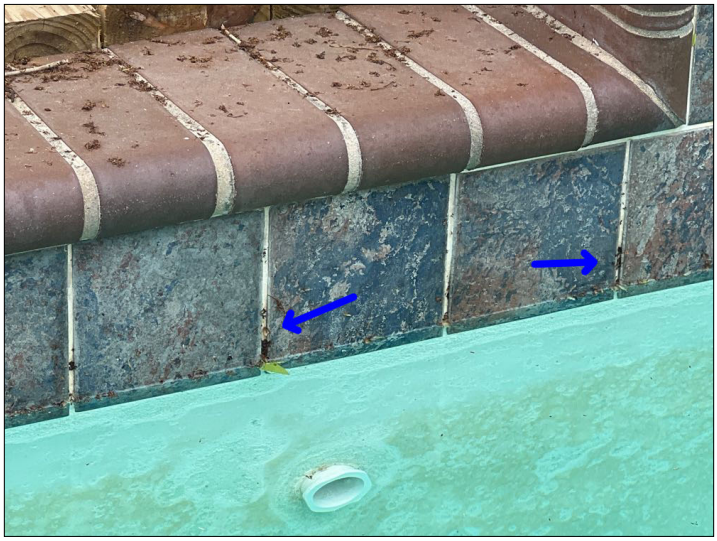
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

There are settlement cracks in the pool decking and coping.



The grout is deteriorated in several locations around the pool decking and tiles.



The grout is deteriorated in several locations around the pool decking and tiles.

There are settlement cracks in the pool decking and coping.

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

I	NI	NP	D

There is uneven pavement noted around the pool or spa.

There is no evidence of electrical bonding between the pool and the pool equipment.

The pool equipment is sucking air, recommend sealing by applying grease to o-ring seals on the filter and strainers.

The valve handle is missing.

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

I	NI	NP	D	

Pool timer is rusted.

The swimming pool fill valve is disconnected and not properly equipped with a vacuum breaker.

		X		C. Outbuildings
		X		D. Private Water Wells (A coliform analysis is recommended)
		X		E. Private Sewage Disposal (Septic) Systems
	X			F. Sewer Scope Observations

Location:
• The main sewer line clean out was located at the Rear Exterior of the home.
Observations:

F.1. It is strongly recommended that prior to closing, the buyers have the sewer lateral inspected. Often times, the sewer lateral can be affected in many ways that are not visible during a home inspection and can lead to costly repairs. Damage to the sewer lateral can occur from settling soil, age, blocked or backed up lines and root intrusion from mature trees.

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

I	NI	NP	D

Overview of Service Point of Entry.

X			X	G. Chimney Scan

Fireplace Locations:
• Fireplace is located in the Living Room and is.
Fireplace Type and Fuel Type:
• The Fireplace is Mason Built and is set up for the following fuel type: Natural Gas.
Comments:

G.1. The fireplace is operating as intended.

G.2. YouTube video link for the chimney scan overview video.
https://youtu.be/crsl784fEUw

G.3. The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing.

G.4. There are one or more flue tile joints in the flue of the chimney that are not sealed properly. Recommend repairs by a licensed fireplace specialist to ensure proper flue exhaust/gas flow.

G.5. Seal all cracks in mortar cap to help prevent further deterioration.

G.6. Gas was turned off at the fireplace. The gas valve was actuated and no gas came thru the gas tube in the fireplace firebox. Recommend a licensed plumber for further evaluation and repairs.

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

I	NI	NP	D

Overview of chimney

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

Overview of fireplace

Overview of fireplace gas shut off valve.

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

I	NI	NP	D

Overview of fireplace smoke shelf

Overview of flue mortar joint

Overview of chimney cap from the inside

There are one or more flue tile joints in the flue of the chimney that are not sealed properly. Recommend repairs by a licensed fireplace specialist to ensure proper flue exhaust/gas flow.

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

I	NI	NP	D	
X				H. Energy Assessment

Observations:

H.1. An Energy Assessment will provide the consumer and future owner a detailed report about the homes current energy consumption based on the current conditions, current equipment and today's average rates. If you would like a full-home Energy Assessment performed on this property, using the information below, please contact our office.

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

I	NI	NP	D

H.2. **PRIMARY HEATING:**
Heating Fuel Type: Natural Gas
Ducted Heating: Yes
Heating System Functional: Yes
Heating System Age: Newer than 15 years
Heating System Type: Furnace
Ducting Insulation (If Applicable):
Heater Size: 90,000 BTUs
Furnace Vent Materials: Metal
Heat Distribution: N/A
Is the Heating System a high efficiency unit? No
PRIMARY COOLING:
Cooling System Type: Central Air Conditioner
Cooling System Functional: Yes
Cooling System Age: Newer than 15 years
Cooling System Size: 5 Ton
WATER HEATER:
Water Heater Type: Gas - Tank
Water Heater Functional: Yes
Water Heater Age: Newer than 10 years
Water Pipe Insulation: Adequate
Water Heater Size: 50 gallon
STRUCTURE / OTHER:
Main Living Area Ceiling Height: Cathedral Ceilings
ATTIC:
Type: Vented
Insulation Condition (If Applicable): Adequate
Insulation Material (If Applicable): Fiberglass
Insulation Type (If Applicable): Loose Fill
Estimated Insulation Depth (If Applicable): 10+ inches
FOUNDATION UNDER MAIN FLOOR SPACE:
Foundation Type: Slab
Foundation Insulation (If Applicable): N/A
SIDING:
Primary Siding Material: Fiber Cement, Brick
Most Windows:
Frame Type: Single Pane Metal
Airtightness:
An airtight home maintains desired temperatures without being drafty, on a scale of 1 to 5, how airtight does this home appear?
Level: 3
Visible gaps around exterior doors and windows: Some
Existing Weatherstripping: Adequate
Electric Panel:
Is the Electric Panel > or = 200 Amps: Yes
Most Lights:
Light bulb type installed: CFL, LED
Appliances:
Dishwasher Age: Newer than 10 yrs.
Dishwasher Functional: Yes
Cooking Appliance Age: Newer than 10 yrs.

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

I	NI	NP	D

Cooking Appliance (if applicable): Cooktop and Wall Oven
Cooking Appliance Fuel Type (if applicable): Electric
Cooking Appliance Functional: (if applicable): Yes
Cooking Appliance Gas Hookup Present: No
Refrigerator Age: Newer than 10 yrs.
Washing Machine Age: Not Present
Clothes Dryer Age: Not Present
Dryer Type: Not Present
Dryer Gas Hookup Present: Yes

	X			I. Other

Glossary

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

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	A.2. All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.
Page 7 Item: B	Grading & Drainage	B.1. The soil or concrete is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions for Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - right side rear B.2. Copper tubing is noted to be coming through the spa deck in the left rear. Recommend removing to help prevent trip/fall hazard.

Page 8 Item: C	Roof Covering Materials	C.2. Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions. C.3. It is Recommended that a roofer be consulted for further evaluation of the roof covering as well as check for any other repairs that may be needed at that time. C.4. There were exposed nails noted on the roof. It is recommended that all exposed nails and fasteners on roof be sealed at all penetrations, ridges and roof to wall connections. C.5. One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust. C.6. There are signs of rusted vents or flashing on the rooftop. We recommend painting or replacing all rusted or deteriorated vents or flashing as needed. C.7. The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. C.8. Some ridge shingles are cracked and or split on the roof, recommend repairs of replacement of damaged ridge shingles. C.9. There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles. C.10. There are damaged or missing shingles on the roof, recommend repairs or replacement of damaged shingles. C.11. Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof. C.12. Due to granular loss on portions of the ridge shingles these portions of the roof covering materials may age prematurely. May want to replace worn ridge shingles to help prolong the life of the roof. This is often due to normal wear due to the age of the roof. C.13. Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition. C.14. The decking is buckling on the roof, this is often caused by an improper gap for expansion of the decking materials, recommend consulting a roofing contractor for evaluation and repairs as needed.

		C.15. There are indications that there is deteriorated decking under the roof covering due to a soft spot under the shingles, recommend contacting a roof specialist to evaluate and repair as needed and check entire roof for other issues that may be of concern. C.16. Splash blocks or downspout extensions should be installed to direct water away from foundation. C.17. Splash blocks should be installed to direct water away from foundation to help promote proper drainage, recommend the open side face away from the structure in order to help the water flow away from the structure to help prevent future foundation issues. This is often done in new construction until grass root system has matured, once grass has matured it is recommended that they be reinstalled correctly for proper drainage away from foundation. C.18. The gutter is bent/damaged. Mainly at - rear left C.19. The gutters are sagging and/or loose. Attention to the gutters is required to keep them functioning as designed. Mainly at - front
Page 15 Item: D	Roof Structure and Attic	D.1. Attic stairway not cut properly to the floor, recommend cutting ladder so the ladder is a straight line when in the down position, otherwise it will put undue stress at the hinge and can cause ladder to fail. D.2. There is at least one nut loose or missing on the attic stairway, recommend checking all nuts and bolts to make sure they are all present and tightened. D.3. The attic vent screen is loose, damaged or missing, recommend repairs to help prevent unwanted entry.

Page 18 Item: E	Walls (Exterior)	E.1. Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape. E.2. It is recommended that Electric Panels, Meter Boxes and Disconnects be sealed between the box and the Exterior cladding to help prevent water penetration. E.3. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects. E.4. Settlement cracks were noted in the brickwork. Mainly at - right side, left side E.5. Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - rear E.6. Recommend sealing trim to help prevent water penetration. Mainly at - rear E.7. There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - rear right
Page 21 Item: F	Walls (Interior)	F.2. There is damage to the drywall, recommend repairs as needed. Mainly at - garage F.3. Settlement cracks were noted at the tape joint in the drywall. Mainly at - garage F.4. Paint is peeling in the garage walls. This is often a common occurrence due to high moisture of unconditioned garage space, recommend repainting to help prevent further deterioration. F.5. Settlement cracks were noted in the drywall. Mainly at - various locations F.6. Tape is twisting due to movement in the corners of the drywall, this is normally a sign of foundation movement or structural settlement, other movement noted may give signs of the cause. Mainly at - laundry, garage F.7. The drywall tape is loose. This is often due to higher humidity or improper installation. Mainly at - garage

Page 24 Item: G	Ceilings	G.2. There is at least one hole in the ceiling in the garage. All holes in the garage ceilings or wall against living areas should be patched to help keep the recommended fire barrier between the home and garage. G.3. Settlement cracks were noted at the tape joint in the drywall. Mainly at - garage G.4. There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information. Mainly at - various locations
Page 26 Item: H	Floors	H.1. Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - garage, front sidewalk H.2. Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - driveway H.3. Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - garage H.4. There are signs of discoloration or moisture damage on the floor. Mainly at - living room H.5. There are scratches noted in the wood flooring. Mainly at - living room H.6. Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - front middle bedroom
Page 28 Item: I	Doors (Interior and Exterior)	I.1. The garage door self-closing hinges are not installed. I.2. The door is not latching properly. Mainly at - various locations I.3. The door sticks in the frame. Mainly at - various locations I.4. The door hits the frame when closing. Mainly at - dining

Page 29 Item: J	Windows	J.1. Glazing bead is loose,damaged or deteriorated. Recommend replacing or sealing damaged glazing bead to help prevent moisture penetration. J.2. Screens were missing on the home. Mainly at - throughout J.3. A hole was noted in a window pane. Mainly at - front J.4. Cracked windowpane(s) were noted. Mainly at - front middle bedroom J.5. Recommend lubricating the springs on the windows to help restore to normal operating condition. J.6. The window lock/latch is missing. Mainly at - front entry J.7. Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration.
Page 31 Item: N	Other	N.1. Mold like stains are present. Recommend contacting our office to schedule an evaluation and mold testing to determine the type of mold and identify the source of contamination. Mainly at - pantry, garage N.2. There are indications of water penetration to the ceiling evident mainly by staining. Unable to determine condition of the underlying materials. Mainly at - garage N.3. Checked water stain with a moisture meter and found it to be at a high moisture level. Unable to determine condition of the underlying materials. Mainly at - behind leaking primary tub spout, living room

ELECTRICAL SYSTEMS		
Page 34 Item: A	Service Entrance and Panels	A.1. There are pointed screws in the panel cover this is a safety hazard and should be replaced with flat tipped screws to help prevent electrical shock. A.2. There are more than two ground wires located under the same screw on the ground bar. Ground wires should have no more than two wires under an individual screw. A.3. There are different brands of breakers installed in the main electrical panel. Although functional, this is widely considered an improper practice as the breakers being used should match the manufacturer type of panel to maintain proper fit and connection and help reduce the risk of future electrical issues. A.4. The electrical system only has one ground rod installed, it is now recommended that two ground rods be installed for your protection and the ground rods should be located at least 6' apart. A.5. Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

Page 36 Item: B	Branch Circuits, Connected Devices, and Fixtures	B.1. Arc-Fault Circuit Interrupters (AFCI's) were ***not*** noted in all the recommended areas at the time of inspection according to today's standards. These locations include kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, and laundry areas. AFCI protection should also be installed for the dishwasher, microwaves and 250V laundry/dryer receptacles. B.2. Not all the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected in one or more of the following areas: bathrooms, lavatory, garage and accessory building if accessible, outdoor receptacles, crawlspace, basement, receptacles that serve the kitchen counter, receptacles that are located within 6' of the outside edge of a sink, shower or bathtub, laundry room, indoor damp or wet location's, kitchen dishwasher receptacle, electric heated floors and electric water heaters. Mainly at - laundry room B.3. The GFCI (Ground Fault Circuit Interrupter) electrical outlet does not trip when tested. Mainly at - right side exterior B.4. Receptacle plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - garage B.5. It is now required that inspectors report on the absence of tamper resistant receptacles in a home. TR receptacles should be installed at all locations where receptacles are less than five and a half feet above the walking surface. TR receptacles are typically found in new construction or a recently renovated home. B.6. Electrical receptacle(s) are registering an open ground. Mainly at - front right exterior B.7. Recommend replacing all wet area exterior receptacle covers with the code approved bubble style cover. B.8. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operating correctly in all non-functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - rear exterior B.9. Some bulbs in the light fixture(s) were noted to be missing. Recommend replacing or installing bulb(s) to verify fixture is operating correctly. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - throughout exterior B.10. There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - attic

		B.11. Not all the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected in one or more of the following areas: bathrooms, lavatory, garage and accessory building if accessible, outdoor receptacles, crawlspace, basement, receptacles that serve the kitchen counter, receptacles that are located within 6' of the outside edge of a sink, shower or bathtub, laundry room, indoor damp or wet location's, kitchen dishwasher receptacle, electric heated floors and electric water heaters. Mainly at - bathrooms B.12. Electrical receptacle(s) are registering an open ground. Mainly at - hall side room, front middle bedroom B.13. There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - under cooktop B.14. The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor when gas appliances are installed. B.15. At least one smoke detector was beeping. Recommend changing batteries in all smoke detectors and testing for proper operation. B.16. The smoke detectors were not interconnected. This may not have been required at time of construction.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 39 Item: A	Heating Equipment	A.1. There is improper clearance around the flue pipe, the furnace vent should have at least 1" clearance to combustibles. A.2. There is not an adequate workspace and/or pathway to the furnace , located in the attic as recommended.
Page 41 Item: B	Cooling Equipment	B.1. The evaporator is missing the secondary drain line to the exterior or to the pan incase main condensation line becomes clogged, recommend adding a secondary drain or high water shutoff to drain line to help prevent water damage to ceilings.

PLUMBING SYSTEM		
Page 44 Item: A	Water Supply System and Fixtures	A.1. At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets. A.2. Unapproved gas valves were noted, recommend changing all unapproved gas valves. These valves are designed with a spring at the bottom of the valve which weaken over time causing gas to leak when operated. Although they may not be leaking at the time of inspection they have a high likely hood of leaking when operated. Mainly at - laundry room A.3. Although the home is equipped with a main shut off valve to the dwelling, it is recommended that individual fixtures be equipped with isolation or emergency shut off valves. Current standards requires shut-off valves on any or all faucets, toilets, and any other water feature such as the washing machine and outdoor hose bibs. Mainly at - hall bath A.4. There is a water leak at the base of the faucet, recommend repair or replacement. Unable to determine condition of underlying materials. Mainly at - primary bath A.5. Grout was used in the corners of the tub/shower. It is recommended that a flexible sealant be used in the corners to allow for movement to help prevent future cracking in the corners of shower stalls and tub surrounds due to settlement. A.6. Unapproved gas valves were noted, recommend changing all unapproved gas valves. These valves are designed with a spring at the bottom of the valve which weaken over time causing gas to leak when operated. Although they may not be leaking at the time of inspection they have a high likely hood of leaking when operated. Mainly at - laundry A.7. There are uninsulated water supply lines routed through the attic. Recommend all uninsulated supply lines be properly insulated to help prevent damage to the pipes in freezing weather.
Page 49 Item: B	Drains, Wastes, and Vents	B.3. Drainage fittings shall have a smooth interior waterway of the same diameter as the piping served. All fittings shall conform to the type of pipe used. Drainage fittings shall have no ledges, shoulders or reductions which can retard or obstruct drainage flow in the piping. B.4. The tub drain stopper is missing. Mainly at - primary bath B.5. The bath tub drains very slow. Mainly at - hall bath

Page 50 Item: C	Water Heating Equipment	C.1. The water heater T&P (Pop-Off) valve drain line is plumbed uphill, therefore was not tested. C.2. Recommend a licensed plumber be consulted for further evaluation and/or repairs. C.3. The water heater T&P (Pop-Off) valve drain line has been reduced in size. C.4. Water heater was not operating at time of inspection. C.5. Water Heaters located in the garage should be protected from impact from automobiles.
APPLIANCES		
Page 52 Item: A	Dishwashers	A.2. Dishwasher was hard wired and no visible disconnect was noted, recommend installing a means of disconnect.
Page 53 Item: E	Microwave Ovens	E.2. The clock numbers are damaged.

OPTIONAL SYSTEMS		
Page 57 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	B.1. Recommend pool specialist be consulted for further evaluation and/or repairs. B.2. Improper gates to back yard pool area. The gates around the pool should be at least 48" tall ,self closing, self latching, open outward, latch inside at least 3" below top of gate and can be locked with no opening over a 1/2" within 18" of the latch. B.3. The pool only has a single drain installed, it is now recommended that all new installs be outfitted with a minimum of two drains for the pool and spa to help prevent an entrapment hazard. Recommend drains be replace with the proper code approved drain covers. B.4. If the home serves as one side of the pool barrier, the home-owner shall install an audible alarm on all doors leading to the pool area and make sure the doors have self-closing and self-latching devices or locks beyond the reach of children to prevent them from opening the door and gaining access to the pool. B.5. Windows that allow direct access to pools should be permanently sealed or prohibited from being opened more than 4" and allowing direct access to small children. Any window located within 5' of the water's edge and less than 5' off the ground should contain safety glass to help prevent personal injury in the event of a fall. B.6. There is no evidence of electrical bonding between the pool and the pool equipment. B.7. Recommend sealing between deck and coping to help prevent water penetration between causing soil to wash away and pavement to settle. B.8. There is uneven pavement noted around the pool or spa. B.9. There are settlement cracks in the pool decking and coping. B.10. The grout is deteriorated in several locations around the pool decking and tiles. B.11. There are sanitizer tablets located in the skimmer basket. It is not recommended since this causes a strong concentration of chlorine to enter into the pump system damaging components. B.12. There are indications of a crack(s) in the pool surface. Unable to determine the condition of the underlying materials. Mainly at - left

		B.13. The surface of the pool is damaged. Unable to determine the condition of underlying materials. Mainly at - various locations B.14. The surface of the pool is worn. Unable to determine the condition of underlying materials. B.15. Pool walls/floors are stained. B.16. Pool walls/floors have rust present. B.17. Recommend painting all exposed plastic pipe and plastic shutoff handles to help prevent premature deterioration from UV rays. B.18. Exposed piping and valves are not labeled as recommended. B.19. The pool equipment is sucking air, recommend sealing by applying grease to o-ring seals on the filter and strainers. B.20. The pump is rusted. B.21. Pool timer is rusted. B.22. The swimming pool fill valve is disconnected and not properly equipped with a vacuum breaker. B.23. The valve handle is missing. B.24. There is no blower for the spa.
Page 65 Item: G	Chimney Scan	G.3. The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing. G.4. There are one or more flue tile joints in the flue of the chimney that are not sealed properly. Recommend repairs by a licensed fireplace specialist to ensure proper flue exhaust/gas flow. G.5. Seal all cracks in mortar cap to help prevent further deterioration. G.6. Gas was turned off at the fireplace. The gas valve was actuated and no gas came thru the gas tube in the fireplace firebox. Recommend a licensed plumber for further evaluation and repairs.