

**From The Ground Up**  
**Professional Home Inspections**

**325 Nugent Drive**  
**Port Neches, TX 77651**

Mobile: (409) 363-9868  
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INSPECTED FOR

**Rodney Spell**  
**4795 Old Spurger Hwy**  
**Silsbee, TX 77656**

**February 20, 2023**



# PROPERTY INSPECTION REPORT FORM

Rodney Spell <i>Name of Client</i>	02/20/2023 <i>Date of Inspection</i>
4795 Old Spurger Hwy, Silsbee, TX 77656 <i>Address of Inspected Property</i>	
Troy Priddy <i>Name of Inspector</i>	7259 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### PURPOSE OF INSPECTION

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

### RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

### RESPONSIBILITY OF THE CLIENT

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

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

### REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time In: **12 pm** Time Out: **3 pm** Property was: **Occupied**  
Building Orientation (For Purpose Of This Report Front Faces): **West**  
Weather Conditions During Inspection: **Partly Cloudy**  
Outside temperature during inspection: **70 ° to 80 ° Degrees**  
Parties present at inspection: **Seller**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Rodney Spell. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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### **SCOPE OF INSPECTION**

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

### **GENERAL LIMITATIONS**

**The inspector is not required to:**

**(A) inspect:**

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;

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- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

**(B) report:**

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

**(C) determine:**

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall “Chinese Drywall” or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

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**(D) anticipate future events or conditions, including but not limited to:**

- (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any component or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common household accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

**THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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I NI NP D

### I. STRUCTURAL SYSTEMS

#### A. Foundations

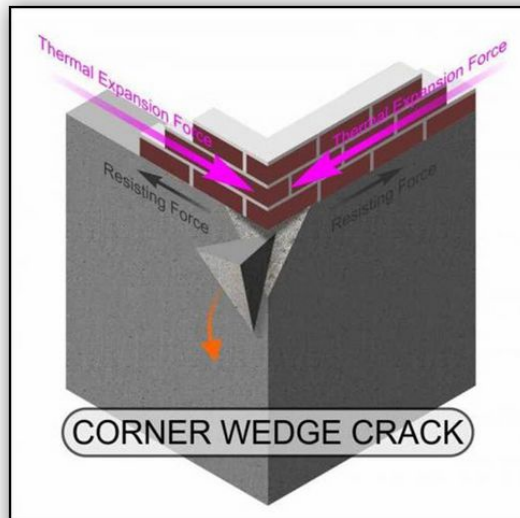
Type of Foundation(s): Slab on Ground

Comments:

#### Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

**Note:** One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition to observe and is due to thermal expansion and contraction of the different building materials. This condition does not adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.



**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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**B. Grading and Drainage**

*Comments:*

- The gutters have debris present and need cleaning.



- Ground erosion was observed on the west side of the structure. Fill dirt is needed against the foundation perimeter wall where the soil line is too low to help support the foundation footer properly.



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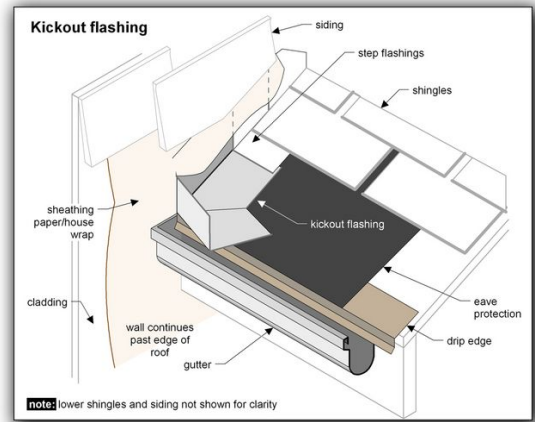
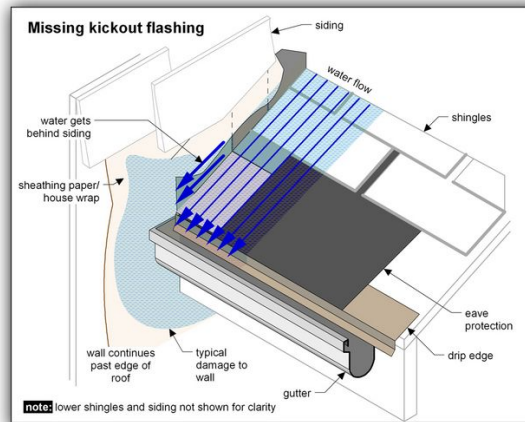
**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition

Viewed From: Due to the steep pitch of the roof structure design, the roof was observed from the roof structure drip edge. The Inspector felt it would be unsafe to get on and stay on the roof.

Comments:

- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points.



- The composition roofing material has experienced some granular loss in various locations throughout the roof.

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- There is excessive algae/moss growth on the roof covering on the south side of the roof covering. This can cause damage to shingles when not cleaned.



**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 10" to 13"

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

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*Insulation Type:* Loose Filled

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

- The fascia board material has some deterioration and/or damage on the east side of the roof structure.



- The soffit material is sagging and/or pulling loose on the north side of the roof structure.



- The hatch door is not insulated at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door / opening after taking position / ownership of the property.

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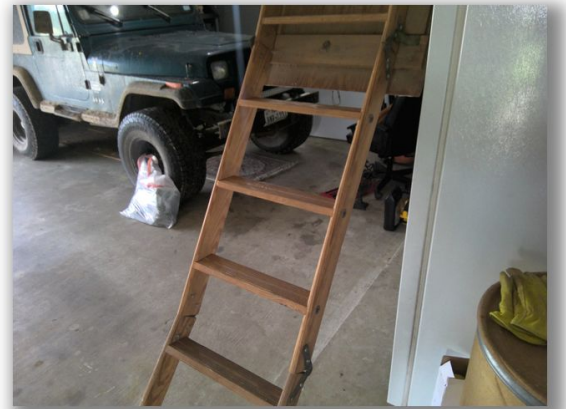
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- The attic ladders in the bedroom hallway and garage are not properly installed and do not sit flush at the hinges when opened.



**E. Walls (Interior and Exterior)**

*Comments:*

*Description of Exterior Cladding:* Brick Veneer

**Note:** Due to the home being occupied, I was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.

- There were no weepholes observed in the lower course of the masonry veneer on the north, east, west and south sides of the structure. Under current building standards, there should be weepholes in the lower course of the masonry veneer, no more than 33" apart, to help drain water from the interior of the wall voids.

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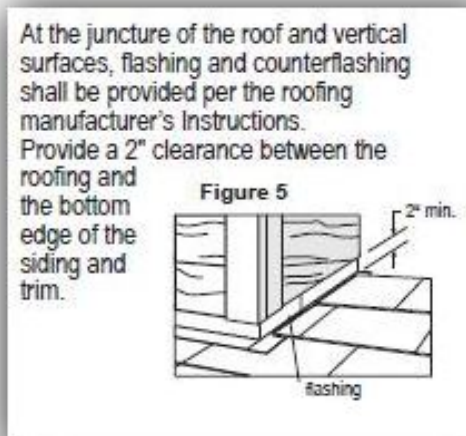
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- The sidewall veneer / cladding is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer / cladding.



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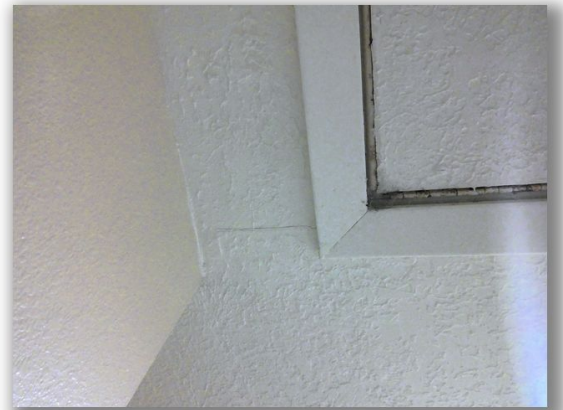
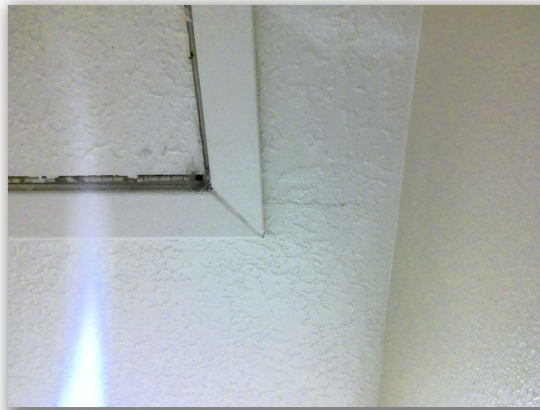
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**F. Ceilings and Floors**

*Comments:*

- Ceiling joint cracks were observed in the bedroom hallway.



**G. Doors (Interior and Exterior)**

*Comments:*

- The door is sticking to the front middle bedroom closet.

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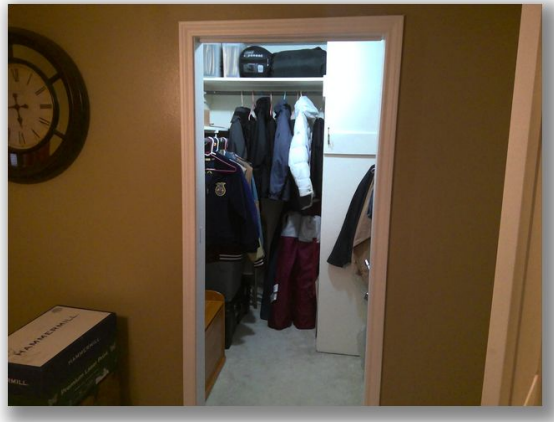
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- The door is missing to the rear middle bedroom closet.



**H. Windows**

*Comments:*

- One or more of the window screens were observed to be missing.

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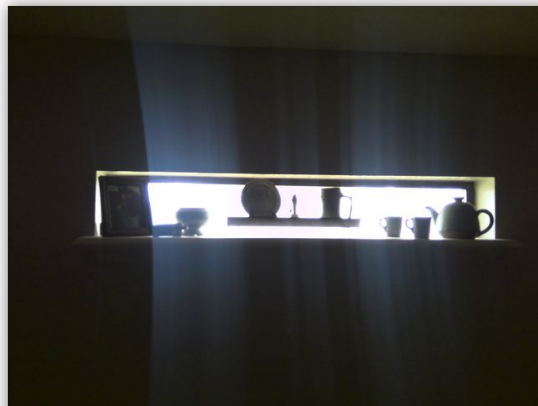
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- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following: master bathroom, hall bathroom, living room, study and front corner bedroom.

(Total 12 )

**Special Notice:** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.



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**I. Stairways (Interior and Exterior)**

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**L. Other**

*Comments:*

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

#### Panel Box

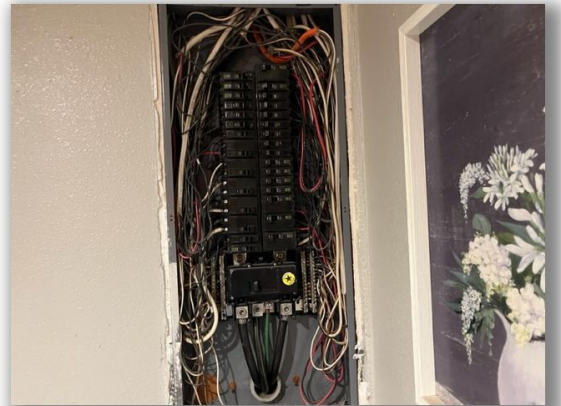
*Box Rating and/or Main Disconnect Rating: 200 amps*

*Box Location: Laundry Room*

*Cabinet Manufacturer: Square D*

*Branch Circuit Wire Type: Copper*

- There is no whole house surge protector present.
- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.



- All openings (missing knockouts) in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.



- The panel box does not have proper clearance in front of the cabinet. The panel box cover plate (Dead

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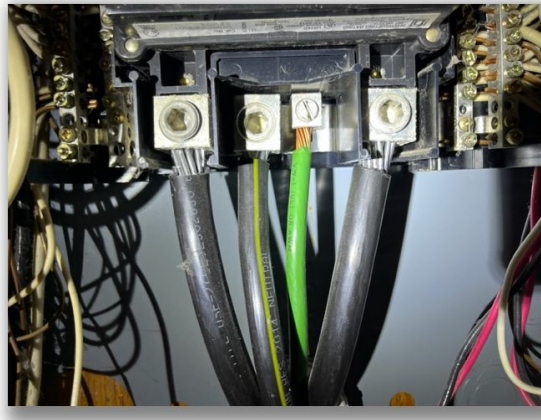
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Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width or the width of the equipment. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet.



- There was no anti-oxidant gel observed on the exposed aluminum conductor terminations.
- The main service entrance lugs are not capped and properly protected.



- One or more of the neutral and ground wires in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw).

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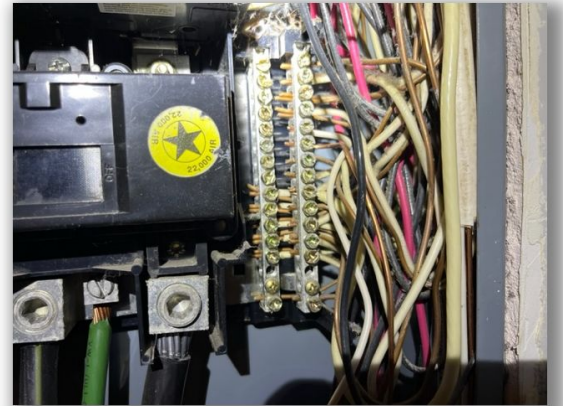
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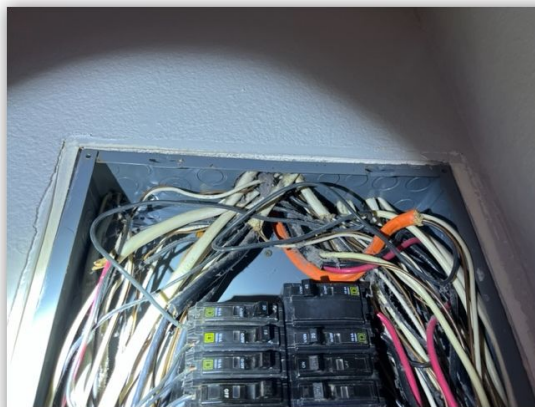
NP=Not Present

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- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.



- The electrical cabinet does not appear to be properly bonded to the electrical system.



- Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic

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should be properly enclosed. Open junction box(es) were located over the laundry room.



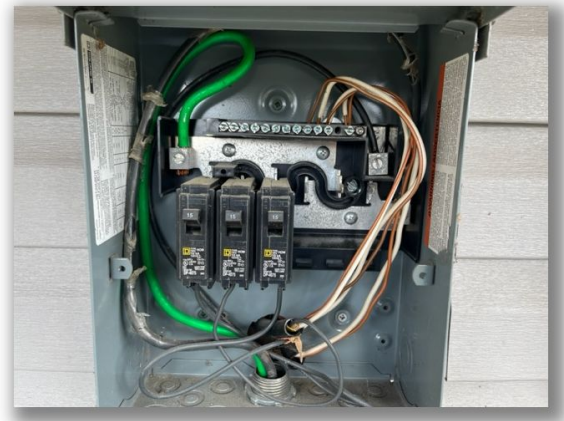
### Sub Panel

Box Location: West Exterior Wall Pool House

Cabinet Manufacturer: Square D

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- The main service entrance lugs are not capped and properly protected.



- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.

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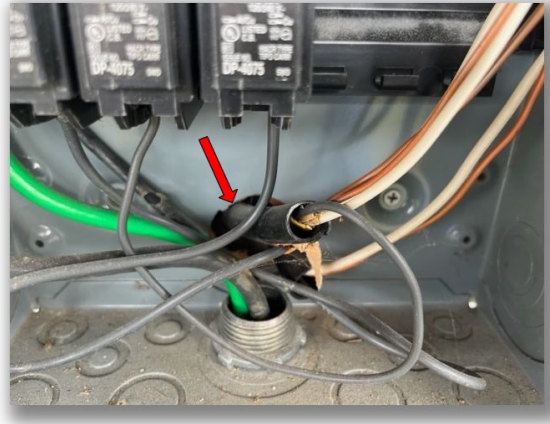
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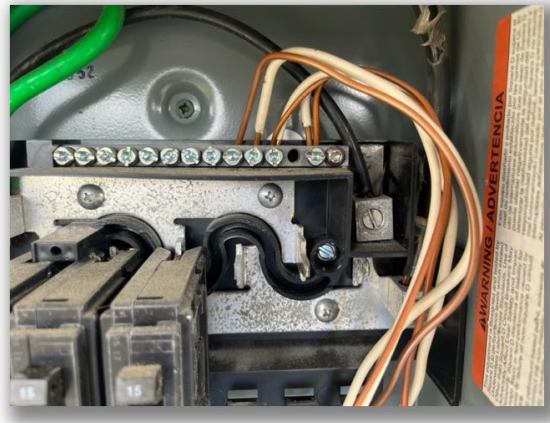
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- One or more of the neutral and ground wires in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw).
- The ground wires and the neutral wires are not properly separated in the sub-panel electrical cabinet. The neutral wires should be on their own isolated bus bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.



**Sub Panel**

*Box Location:* West Exterior Wall Pool House

*Cabinet Manufacturer:* Square D

*Branch Circuit Wire Type:* Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.

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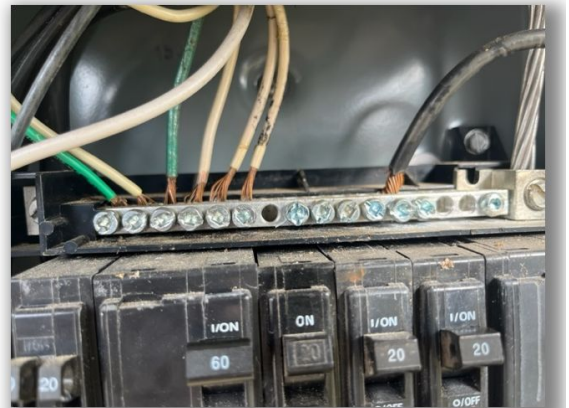
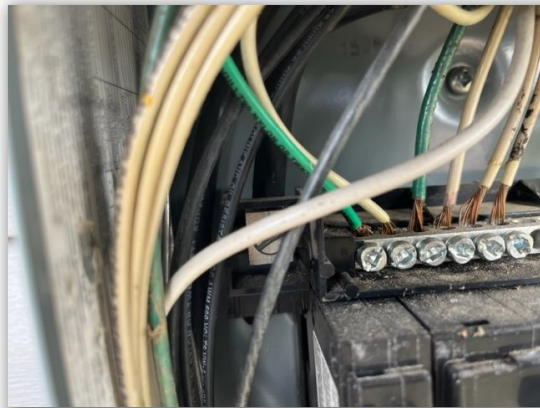
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- The main service entrance lugs are not capped and properly protected.



- The ground wires and the neutral wires are not properly separated in the sub-panel electrical cabinet. The neutral wires should be on their own isolated bus bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.



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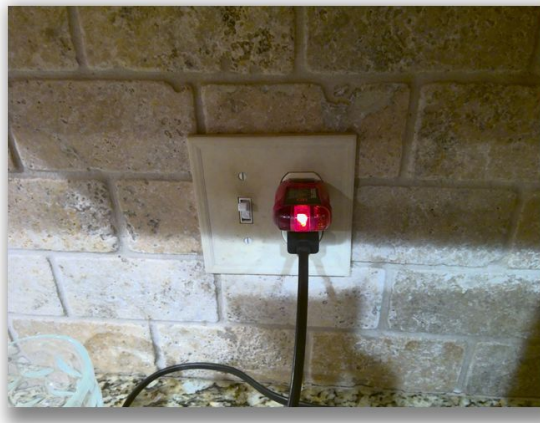
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**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring: Copper*

*Comments:*

- The receptacles throughout the house are not tamper resistant receptacles. Recommend all receptacles that are within 5 1/2 feet of the floor be tamper resistant.
- The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles and any receptacle within 6-feet of the sink should have GFCI protection.
- One or more of the receptacles were observed to have an open ground connection in the kitchen.



- The roof structure soffit receptacle(s) do not appear to be connected to a ground fault circuit interrupter (GFCI) device. This device may not have been required at the time the home was built. Under current electrical standards, all of the soffit receptacles should have GFCI protection.
- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the east soffit.



- The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI)

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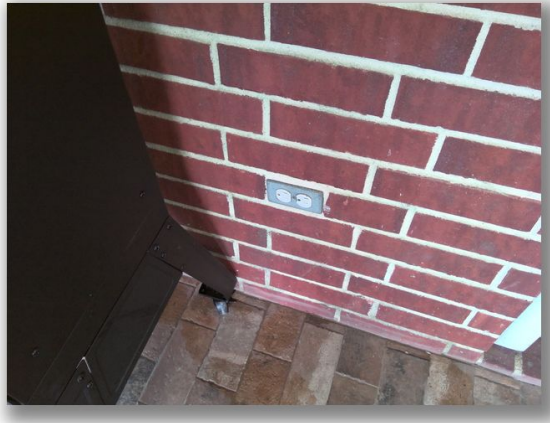
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- device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.
- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the back porch.



- The bathroom receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the bathroom receptacles should have GFCI protection.
- The garage receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection.
- The laundry room area receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the receptacles in the laundry room area should have GFCI protection.
- One or more of the light fixtures appear to be inoperative in the master bathroom, living room. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.



- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the

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immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.



C. Other

Comments:

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NI=Not Inspected

NP=Not Present

D=Deficient

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Type of Systems:*

*Energy Sources:*

*Comments:*

##### North Central Heating System

*Energy Source:* Electric

*Brand Name:* Carrier

- The exposed electrical service wires to the heating equipment should be enclosed in conduit.
- I was unable to locate or observe a service disconnect at or around the heating unit.



##### South Central Heating System

*Energy Source:* Electric

*Brand Name:* Carrier

- The exposed electrical service wires to the heating equipment should be enclosed in conduit.
- I was unable to locate or observe a service disconnect at or around the heating unit.



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**B. Cooling Equipment**

Type of Systems:

Comments:

**North Central Cooling System**

Today's Temperature Differential (Delta-T): 15

Approximate System Age: **2016**

Approximate System SEER: **16**

Approximate System Size: **4 ton**

Filter Size: **12x 12 (x3)** Location: **Interior Ceiling Mounted**

Brand Name: Bryant



- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.



- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

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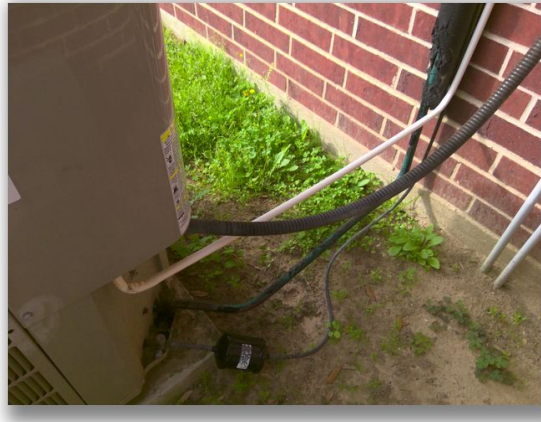
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**South Central Cooling System**

Today's Temperature Differential (Delta-T): 16

Approximate System Age: **1998**

Approximate System SEER: **11**

Approximate System Size: **2.5 ton**

Filter Size: **20 x 25** Location: **Interior Ceiling Mounted**

Brand Name: Trane

**Note:** It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.



- The material (Wood) used to support the heating and cooling equipment in the secondary condensate drain pan is not made of a water resistant material. This condition does not meet current mechanical installation standards.

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- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.



- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.



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**Notice:** Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

**C. Duct Systems, Chases, and Vents**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**D. Other**

*Comments:*

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#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Front Yard

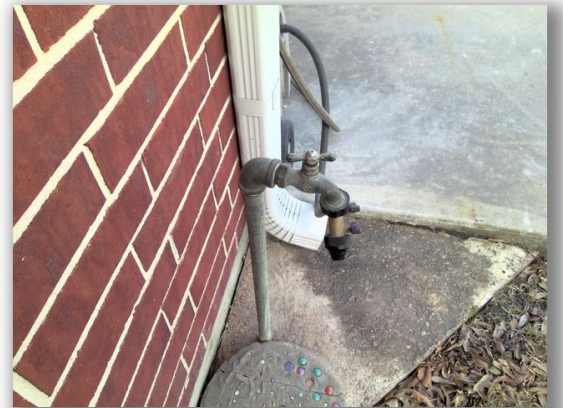
*Location of main water supply valve:* Water Meter

*Static water pressure reading:* 50 to 60 psi

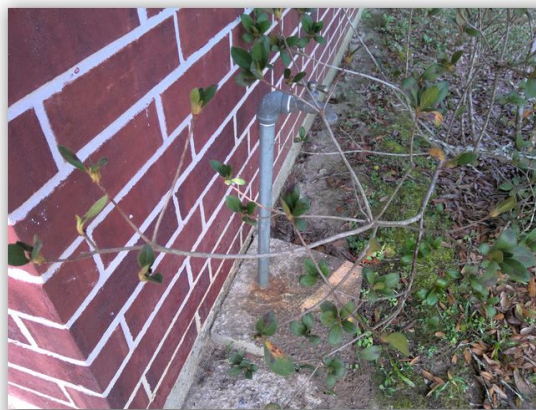
*Type of supply piping material:* Galvanized, PVC and Copper

Comments:

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place.



- All exposed water supply lines on the exterior should be insulated to help protect them from possible freeze damage.



- The guest bathroom sink stopper does not appear to be functioning properly.

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- The guest bathroom shower faucet leaks at the handles when on.



- The master bathroom sink stopper does not appear to be functioning properly.



- The master bathroom bathtub was observed to drain slowly, suggesting that an obstruction may exist.

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- There is a corrugated drain line under the laundry room sink. This style drain line is not recommended for this use. Recommend drain lines under sinks have smooth interior finishes.



**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

**B. Drains, Wastes, and Vents**

Type of drain piping material: PVC

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Notice:** Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or

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does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

**C. Water Heating Equipment**

*Energy Sources:*

*Capacity:*

*Comments:*

**Water Heater (South)**

*Energy Source:* **Electric**

*Location:* **Attic**

*Approximate Capacity:* **50 Gallons**

*Approximate Age:* **2015**

*Brand Name:* **Rheem**

- There is no expansion tank present on the cold water supply line on top of the water heating equipment.



- The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.

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- The electrical wiring to the water heater is exposed and should be enclosed in conduit.
- I was unable to locate or observe a service disconnect at or around the heating unit.



**Water Heater (North)**

*Energy Source:* **Electric**

*Location:* **Attic**

*Approximate Capacity:* **40 Gallons**

*Approximate Age:* **2015**

*Brand Name:* **Reliance**

- The water heating equipment pan drain line and the secondary drain pan line from under the cooling equipment are connected in the attic space. These drain lines should be independent of each other.

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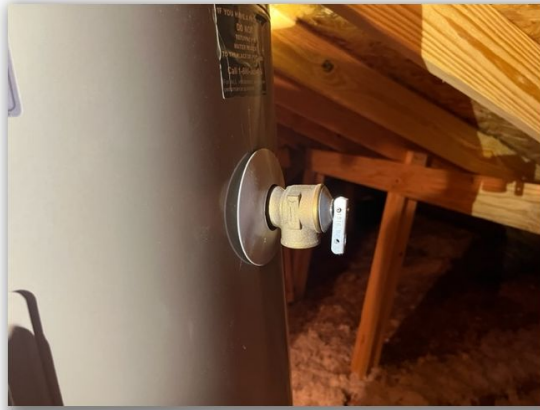
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- There is no temperature and pressure relief valve (TPR) discharge pipe in place at the time of this inspection. For safety reasons, it is recommended that a TPR valve discharge pipe be installed. Under current building standards, the discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.



- The electrical wiring to the water heating equipment is not properly secured to the housing.
- The electrical wiring to the water heater is exposed and should be enclosed in conduit.
- I was unable to locate or observe a service disconnect at or around the heating unit.

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- There is no expansion tank present on the cold water supply line on top of the water heating equipment.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

*Location of GFCI: Unable to locate a GFCI for equipment.*

- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety.
- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.

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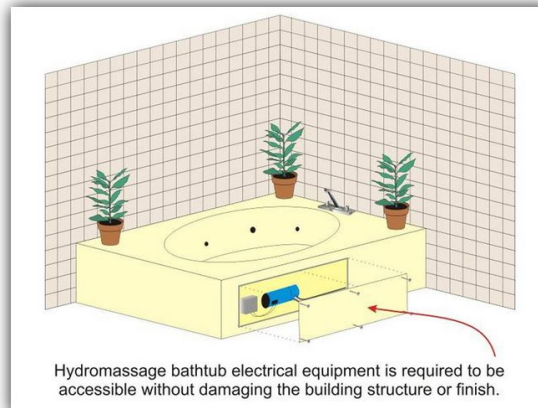
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**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:*

*Type of gas distribution piping material:*

*Comments:*

**Notice:** The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

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**F. Other**

*Comments:*

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## V. APPLIANCES

### A. Dishwashers

*Comments:*

**Brand Name:** General Electric – GE

This component appears to be performing adequately at the time of this inspection.

### B. Food Waste Disposers

*Comments:*

### C. Range Hood and Exhaust Systems

*Comments:*

This component appears to be performing adequately at the time of this inspection.

### D. Ranges, Cooktops, and Ovens

*Comments:*

**Cooktop Brand Name:** Frigidaire

**Built-in Oven Brand Name:** Frigidaire

This component appears to be performing adequately at the time of this inspection.

### E. Microwave Ovens

*Comments:*

**Brand Name:** LG

This component appears to be performing adequately at the time of this inspection.

### F. Mechanical Exhaust Vents and Bathroom Heaters

*Comments:*

- The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure.

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**G. Garage Door Operators**

*Comments:*

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.



- The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.

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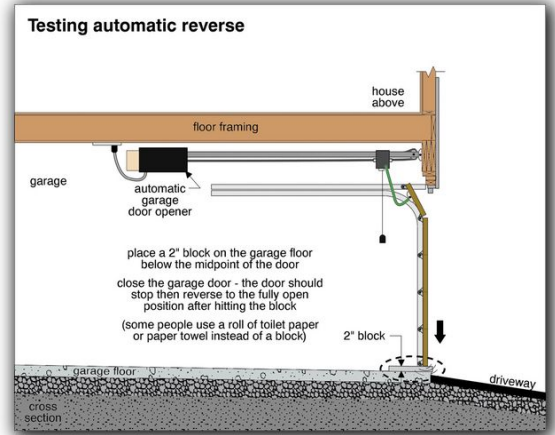
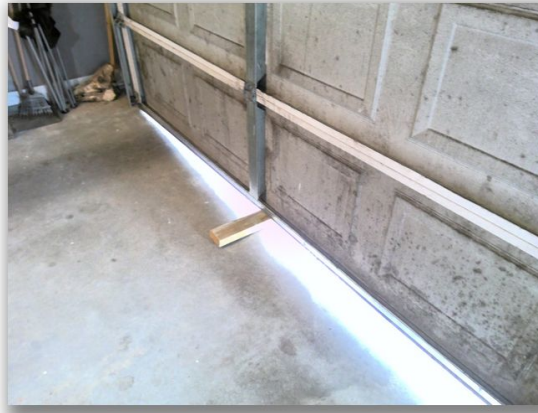
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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- 

**H. Dryer Exhaust Systems**

Comments:

This component appears to be performing adequately at the time of this inspection.

- 
- 
- 
- 

**I. Other**

Comments:

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I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

### A. Swimming Pools, Spas, Hot Tubs, and Equipment

*Type of Construction:*

*Comments:*

**Notice:** When the system is operational, all of the pool or spa systems and associated components are inspected and operated in the manual / service settings only. Operating the pool components from indoor control panels or handheld remotes are outside the scope of this inspection.

You are strongly encouraged to consult with the current homeowner for knowledge on regularly scheduled maintenance and valve operations.

**Type of Construction:** In Ground

The equipment and related components appear to be performing adequately at the time of this inspection. They are achieving an operation, function, or configuration consistent with accepted industry practices for its age.

#### Barriers

- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.
- Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.

**Notice:** Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. All of the pool or spa systems and associated components are inspected and operated in the manual / service settings only. Operating the pool components from indoor control panels or handheld remotes are outside the scope of this inspection.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

#### Specific limitations for swimming pools, spas, hot tubs, and equipment.

The inspector is not required to and will not:

- disassemble filters or dismantle or otherwise open any components or lines;
- operate valves;
- uncover or excavate any lines or concealed components of the system;

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I NI NP D

- fill the pool, spa, or hot tub with water;
- inspect any system that has been winterized, shut down, or otherwise secured;
- determine the presence of sub-surface water tables;
- determine the effectiveness of entrapment covers;
- determine the presence of pool shell or sub-surface leaks; or
- inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

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## REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. *THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.*

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

*You should read and understand the entire Property Inspection Report prior to completing any repair request.* This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

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## GRADING AND DRAINAGE

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- The gutters have debris present and need cleaning.
- Ground erosion was observed on the west side of the structure. Fill dirt is needed against the foundation perimeter wall where the soil line is too low to help support the foundation footer properly.

## ROOF COVERING MATERIALS

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- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points.
- The composition roofing material has experienced some granular loss in various locations throughout the roof.
- There is excessive algae/moss growth on the roof covering on the south side of the roof covering. This can cause damage to shingles when not cleaned.

## ROOF STRUCTURES AND ATTICS

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- The fascia board material has some deterioration and/or damage on the east side of the roof structure.
- The soffit material is sagging and/or pulling loose on the north side of the roof structure.
- The hatch door is not insulated at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door / opening after taking possession / ownership of the property.
- The attic ladders in the bedroom hallway and garage are not properly installed and do not sit flush at the hinges when opened.

## WALLS (INTERIOR AND EXTERIOR)

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- There were no weepholes observed in the lower course of the masonry veneer on the north, east, west and south sides of the structure. Under current building standards, there should be weepholes in the lower course of the masonry veneer, no more than 33" apart, to help drain water from the interior of the wall voids.
- The sidewall veneer / cladding is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer / cladding.

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## CEILING AND FLOORS

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- Ceiling joint cracks were observed in the bedroom hallway.

## DOORS (INTERIOR AND EXTERIOR)

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- The door is sticking to the front middle bedroom closet.
- The door is missing to the rear middle bedroom closet.

## WINDOWS

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- One or more of the window screens were observed to be missing.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:  
master bathroom, hall bathroom, living room, study and front corner bedroom.

**(Total 12)**

**Special Notice:** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

## SERVICE ENTRANCE AND PANELS

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### Panel Box

- There is no whole house surge protector present.
- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.
- All openings (missing knockouts) in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.
- The panel box does not have proper clearance in front of the cabinet. The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width or the width of the equipment. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet.
- There was no anti-oxidant gel observed on the exposed aluminum conductor terminations.
- The main service entrance lugs are not capped and properly protected.
- One or more of the neutral and ground wires in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw).
- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.
- The electrical cabinet does not appear to be properly bonded to the electrical system.
- Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed. Open junction box(es) were located over the laundry room.

### Sub Panel

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- The main service entrance lugs are not capped and properly protected.

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- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.
- One or more of the neutral and ground wires in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw).
- The ground wires and the neutral wires are not properly separated in the sub-panel electrical cabinet. The neutral wires should be on their own isolated bus bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.

#### **Sub Panel**

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- The main service entrance lugs are not capped and properly protected.
- The ground wires and the neutral wires are not properly separated in the sub-panel electrical cabinet. The neutral wires should be on their own isolated bus bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.

## **BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES**

- The receptacles throughout the house are not tamper resistant receptacles. Recommend all receptacles that are within 5 1/2 feet of the floor be tamper resistant.
- The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles and any receptacle within 6-feet of the sink should have GFCI protection.
- One or more of the receptacles were observed to have an open ground connection in the kitchen.
- The roof structure soffit receptacle(s) do not appear to be connected to a ground fault circuit interrupter (GFCI) device. This device may not have been required at the time the home was built. Under current electrical standards, all of the soffit receptacles should have GFCI protection.
- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the east soffit.
- The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.
- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the back porch.
- The bathroom receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the bathroom receptacles should have GFCI protection.
- The garage receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection.
- The laundry room area receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the receptacles in the laundry room area should have GFCI protection.
- One or more of the light fixtures appear to be inoperative in the master bathroom, living room. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.
- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.
- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

## **HEATING EQUIPMENT**

#### **North Central Heating System**

- The exposed electrical service wires to the heating equipment should be enclosed in conduit.
- I was unable to locate or observe a service disconnect at or around the heating unit.

#### **South Central Heating System**

- The exposed electrical service wires to the heating equipment should be enclosed in conduit.
- I was unable to locate or observe a service disconnect at or around the heating unit.

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## COOLING EQUIPMENT

### **North Central Cooling System**

- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

### **South Central Cooling System**

- The material (Wood) used to support the heating and cooling equipment in the secondary condensate drain pan is not made of a water resistant material. This condition does not meet current mechanical installation standards.
- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place.
- All exposed water supply lines on the exterior should be insulated to help protect them from possible freeze damage.
- The guest bathroom sink stopper does not appear to be functioning properly.
- The guest bathroom shower faucet leaks at the handles when on.
- The master bathroom sink stopper does not appear to be functioning properly.
- The master bathroom bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- There is a corrugated drain line under the laundry room sink. This style drain line is not recommended for this use. Recommend drain lines under sinks have smooth interior finishes.

## WATER HEATING EQUIPMENT

### **Water Heater (South)**

- There is no expansion tank present on the cold water supply line on top of the water heating equipment.
- The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.
- The electrical wiring to the water heater is exposed and should be enclosed in conduit.
- I was unable to locate or observe a service disconnect at or around the heating unit.

### **Water Heater (North)**

- The water heating equipment pan drain line and the secondary drain pan line from under the cooling equipment are connected in the attic space. These drain lines should be independent of each other.
- There is no temperature and pressure relief valve (TPR) discharge pipe in place at the time of this inspection. For safety reasons, it is recommended that a TPR valve discharge pipe be installed. Under current building standards, the discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.
- The electrical wiring to the water heating equipment is not properly secured to the housing.
- The electrical wiring to the water heater is exposed and should be enclosed in conduit.
- I was unable to locate or observe a service disconnect at or around the heating unit.
- There is no expansion tank present on the cold water supply line on top of the water heating equipment.

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## HYDRO-MASSAGE THERAPY EQUIPMENT

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- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety.
- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.

## MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

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- The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure.

## GARAGE DOOR OPERATORS

---

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.

## SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

---

- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.
- Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.