

Total Home Inspection

Property Inspection Report



13322 Southshore Dr, Conroe, TX 77304
Inspection prepared for: Brook Mead
Real Estate Agent: -

Date of Inspection: 3/14/2024 Time: 9:00-11:30AM
Age of Home: 1968 Size: 1792
Weather: 70's clear
Order ID: 3696
Pre listing inspection. Home was occupied.

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



TOTAL HOME INSPECTION

PROPERTY INSPECTION REPORT FORM

<u>Brook Mead</u>	<u>3/14/2024</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>13322 Southshore Dr, Conroe, TX 77304</u>	
<i>Address of Inspected Property</i>	
<u>Anthony Cavaliero</u>	<u>TX 20473</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<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 (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

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

SCOPE:

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

Specifically excluded from the inspection and this report are:

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

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

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

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

STRUCTURAL INSPECTION

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

MECHANICAL REPORT

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

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

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

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

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

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

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

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

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

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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. Structural Systems

 A. Foundations

Type of Foundation(s):

Comments:

• About Foundations:

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

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

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

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

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

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

• About Grading and Drainage:

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

• There was a wet area in the right front section of the yard and may be related to the septic system.



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C. Roof Covering Materials

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

Viewed From: Remote piloted drone

Comments:

• About Roof Coverings:

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

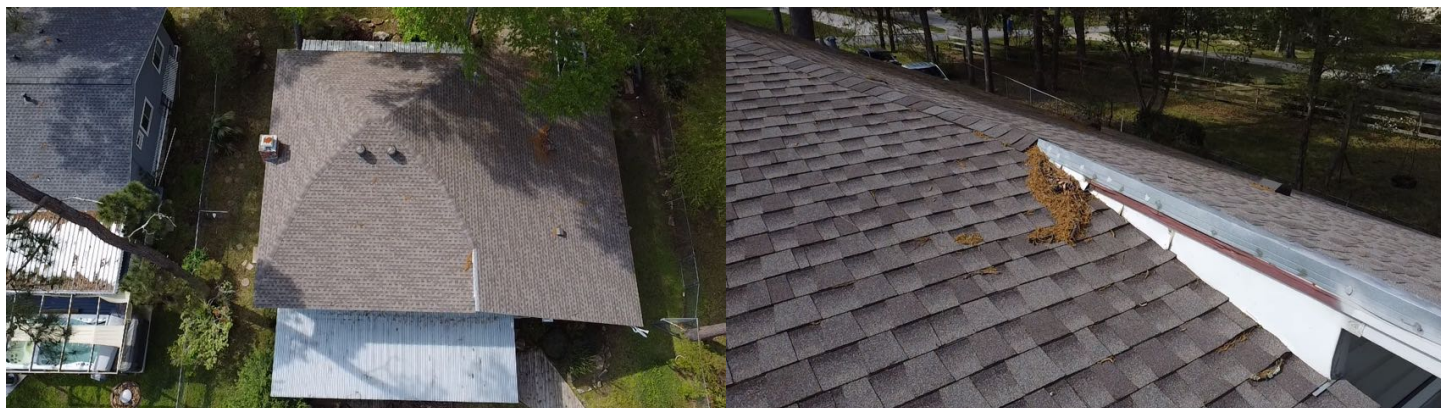
• Shingles showed some degree of deterioration and age. Roof appears to be functioning as intended but maintenance is required in areas of the roof.

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

• The chimney could use a cricket to aid water and debris to move around the back and down the sides.

• The chimney cap was rusted and should be sealed to stop oxidation.

• Trees were contacting the the boat house roof surface. Tree limbs and vegetation may prematurely wear or damage shingles.



Structural Systems Roof Covering Materials

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

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The chimney cap was rusted and should be sealed to stop oxidation.



Structural Systems Roof Covering Materials



Roof Covering Materials



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

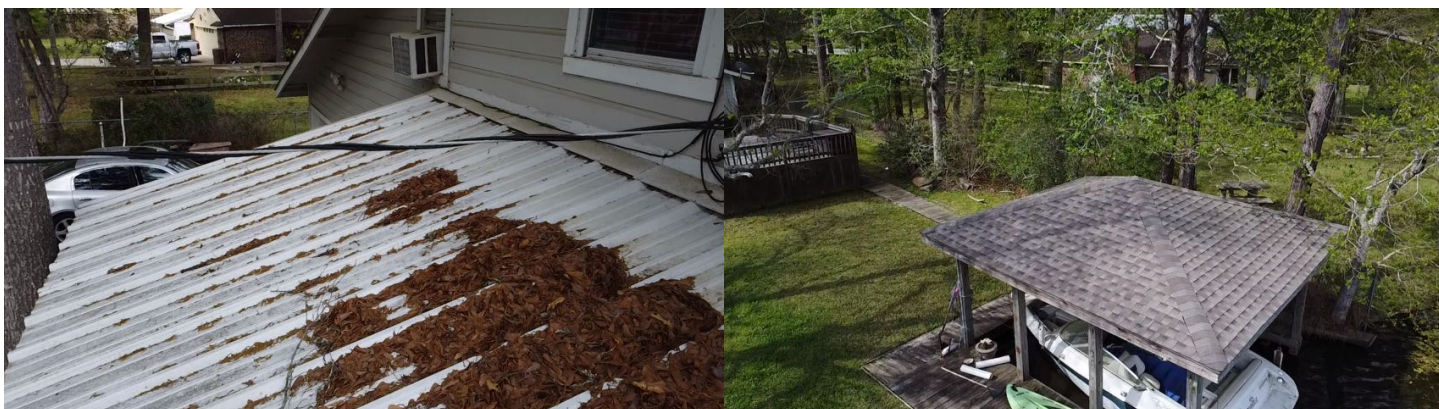
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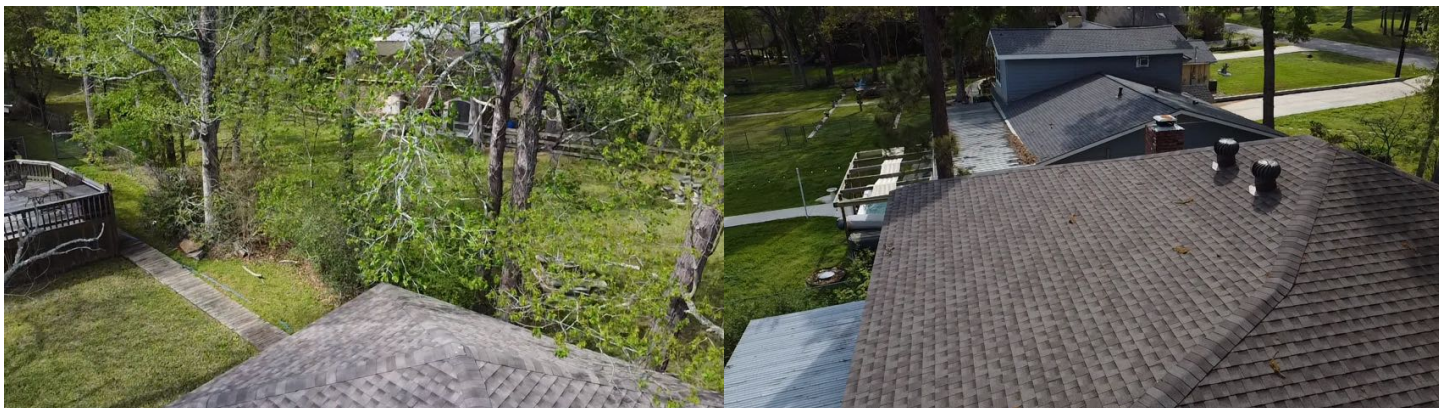
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Pine needles and tree debris should be cleared from valleys and walls, to allow unimpeded flow of rain water.

Structural Systems Roof Covering Materials



Trees were contacting the the boat house roof surface. Tree limbs and vegetation may prematurely wear or damage shingles.

Structural Systems Roof Covering Materials

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Structural Systems Roof Covering Materials

X			
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D. Roof Structure and Attic

Approximate Average Depth of Insulation:
 Approximate Average Thickness of Vertical Insulation:
 Comments:

• About Roof Structure and Attic:

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

• The attics were not inspection due to lack of access.

X			X
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E. Walls (Interior and Exterior)

Wall Materials: Exterior walls are wood framed with wood siding. Interior walls are covered with painted drywall.

Comments:

- The wall under the sink should be covered with drywall.
- Building material and personal items should be moved away from the exterior walls.
- Wood deterioration was noted at some areas of siding including the left side of the garage and the right side wall.

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The wall under the sink should be covered with drywall.



Structural Systems Walls (Interior and Exterior)



Structural Systems Walls (Interior and Exterior)



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Building material and personal items should be moved away from the exterior walls.



Wood deterioration was noted at some areas of siding including the left side of the garage and the right side wall.



Wood deterioration was noted at some areas of siding including the left side of the garage and the right side wall.



Structural Systems Walls (Interior and Exterior)

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Structural Systems Walls (Interior and Exterior)



Wood deterioration was noted at some areas of siding including the left side of the garage and the right side wall.



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Wood deterioration was noted at some areas of siding including the left side of the garage and the right side wall.

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

Comments:

• About Ceilings and Floors:

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

- Ceiling stains were noted in the lower bedroom and the lower living area, the garage. No moisture was detected at the time of inspection.
- Small areas of water damage was noted on the upper level living area.
- The limited height of the ceiling decreases the usable living space in the upper left bedroom.

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I	NI	NP	D
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Ceiling stains were noted in the lower bedroom. No moisture was detected at the time of inspection.



Ceiling stains were noted in the lower bedroom and the lower living area. No moisture was detected at the time of inspection.



Ceiling stains were noted in the lower bedroom and the lower living area, the garage. No moisture was detected at the time of inspection.



Small areas of water damage was noted on the upper level living area.

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Small areas of water damage was noted on the upper level living area.



The limited height of the ceiling decreases the usable living space in the upper left bedroom.

G. Doors (Interior and Exterior)

Comments:

• About Doors:

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

- Lower bedroom door was not latching properly and should be adjusted.
- Self closing hardware was missing or ineffective at the garage pedestrian door.
- The garage pedestrian door fire separation was compromised with a pet door.



The garage pedestrian door fire separation was compromised with a pet door.



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

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Windows
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Window Types: Windows are made of aluminum with single hung spring mechanisms with double pane glazing. Fixed glass units were also observed.

Comments:

• About Windows:

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

• Several windows springs were stiff and noisy. Maintenance, including cleaning and lubrication may be needed.

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

• About Stairs:

Stairs are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted in the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Stair landing was not 36 x 36 inches on each side.

• Stair risers were taller than the standard 7.5 inch height.



Stair landing was not 36 x 36 inches on each side. Stair risers were taller than the standard 7.5 inch height.

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J. Fireplace/Chimney

Locations: Fireplace is located in the living room.
 Types: Fireplace is mason built for wood fires with a ceramic log set and a standing pilot ignition.

Comments:

• About Chimneys:

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

• Gas ceramic logs were present and damper should be blocked open with the presence of gas accessories.

• Ignition was not working. Pilot could not be lit.



K. Porches, Balconies, Decks, and Carports

Comments:

• About Porches, Balconies, Decks and Carports:

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

• Hangers were not used on ceiling joists at the back patio cover.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hangers were not used on ceiling joists at the back patio cover.

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

Materials:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. Electrical Systems

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

Panel Locations: Electrical disconnect/distribution panel was located on the exterior.

Materials & Amp Rating: Copper wiring • 200 amp

Comments:

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

- 3 wire 120/240v service lateral feeds electrical panel with 2/0 AWG copper wire which is rated for 200 amps. The main disconnect breaker was 200 amps. The Siemens cabinet (rated for 200 amps) appeared to be grounded and neutrals/grounds bonded. Trip ties appeared to be installed properly. It appeared that AFCI circuits were not installed.

- There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted.
- All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of particular circuit.
- There were loose wires in the panel and breakers that did not control a circuit.
- There were breakers installed in this panel that were not rated for this manufacturer.
- Drip loops on the service entry cable should be kept from touching the metal roof.
- Rust was noted on the ground rod at the electrical panel.

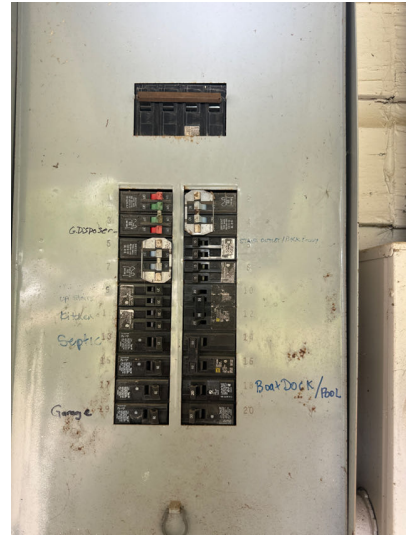
I=Inspected

NI=Not Inspected

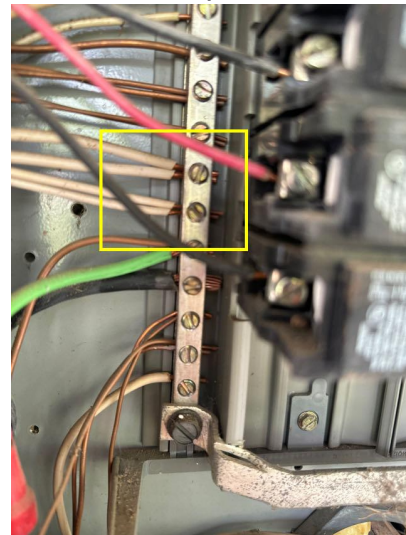
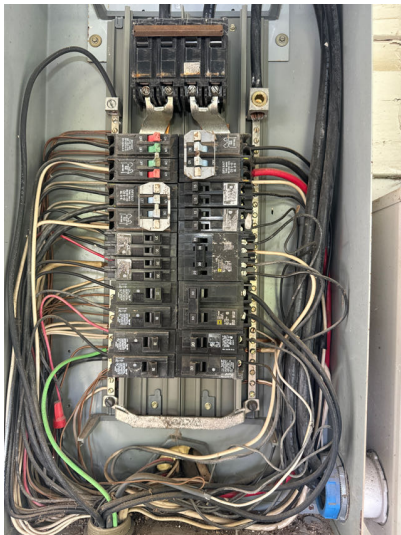
NP=Not Present

D=Deficient

I	NI	NP	D
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Electrical Systems Service Entrance and Panels All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of particular circuit.



Electrical Systems Service Entrance and Panels There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted.

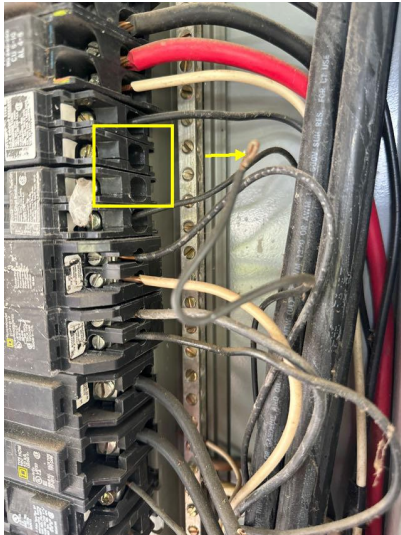
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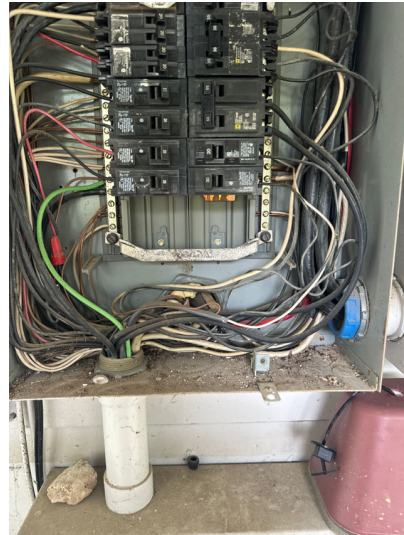
NP=Not Present

D=Deficient

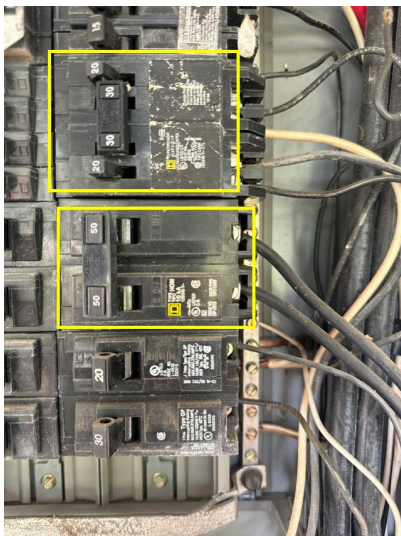
I	NI	NP	D
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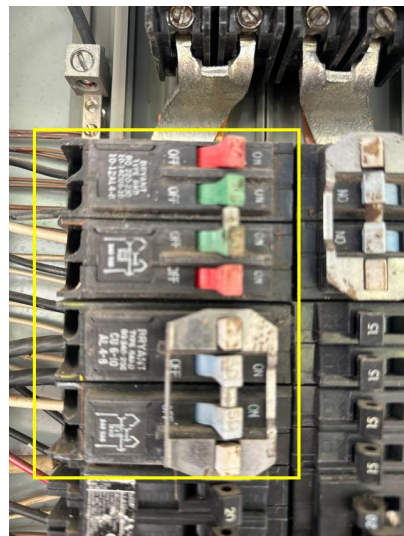
There were loose wires in the panel and breakers that did not control a circuit.



Electrical Systems Service Entrance and Panels



There were breakers installed in this panel that were not rated for this manufacturer.



There were breakers installed in this panel that were not rated for this manufacturer.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The panel cover was missing its fastener.



Drip loops on the service entry cable should be kept from touching the metal roof.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- About Branch Circuits, Connected Devices and Fixtures:

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

- Many outlets were not accessible due to furniture and personal items.
- **GFCI outlets were not present and functioning on the, (I)bathroom receptacles; (II)garage and accessory building receptacles; (III)outdoor receptacles; (VI)receptacles that serve kitchen countertops; (VII)receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub; (VIII)laundry area receptacles; (IX)indoor damp and wet location receptacles; (X)kitchen dishwasher receptacle.**
- **The boat dock electrical receptacles and motors did not appear to be GFI protected.**
- **Smoke alarms were not present and functioning on all levels and in all bedrooms and adjacent areas.**
- **Outlet cover was missing above the microwave and at the disposal.**
- **Outlet wiring in the lower bedroom was not correct.**
- **The right side patio fan did not operate.**
- **Conduit should continue to the ceiling fan junction boxes.**
- **The pool equipment was not connected and did not appear to be operable.**
- **The exposed romex in the living room should be in conduit.**
- **One AC disconnect was missing its cover.**
- **The fixtures in the upper left bedroom were damaged.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Outlet wiring in the lower bedroom was not correct.



Outlet cover was missing above the microwave and at the disposal.



GFCI outlets were not present and functioning on the, (I)bathroom receptacles;
 (II)garage and accessory building receptacles;
 (III)outdoor receptacles;
 (IV)crawl space receptacles and lighting outlets;
 (V)basement receptacles;
 (VI)receptacles that serve kitchen countertops;
 (VII)receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub;
 (VIII)laundry area receptacles;
 (IX)indoor damp and wet location receptacles;
 (X)kitchen dishwasher receptacle; and
 (XI)electrically heated floors;



Outlet cover was missing above the microwave and at the disposal.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The right side patio fan did not operate.



The fixtures in the upper left bedroom were damaged.



Conduit should continue to the ceiling fan junction boxes.



Conduit should continue to the ceiling fan junction boxes.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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One AC disconnect was missing its cover.



The boat dock electrical receptacles and motors did not appear to be GFI protected.



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The boat dock electrical receptacles and motors did not appear to be GFI protected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The pool equipment was not connected and did not appear to be operable.

The exposed romex in the living room should be in conduit.

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

III. Heating, Ventilation and Air Conditioning Systems

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of System: Furnace/**evaporator** combo unit located in the upstairs closet and lower closet by the garage.

Energy Source: The lower level Furnace was electric.

Comments:

• About Heating Equipment:

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

• A forced air type, electric furnace was located in the kitchen utility closet and was manufactured by Nordyne in 2001. Furnace serviced the home with 7.5KW's. Furnace was operated, and unit appeared to be functioning as intended.

• A forced air type, electric furnace was located in the upper utility room closet and was manufactured by ADP in 2006. Furnace serviced the home with 5KW's. Furnace was operated, and unit appeared to be functioning as intended.

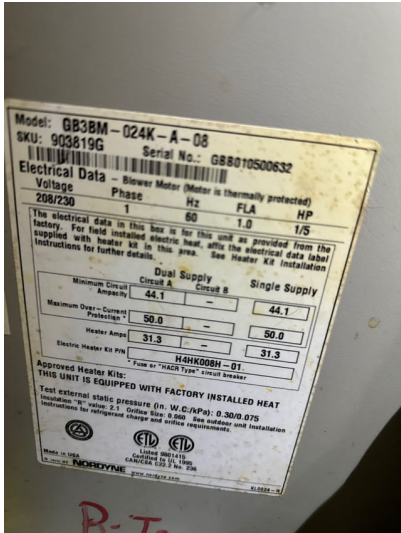
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NP=Not Present

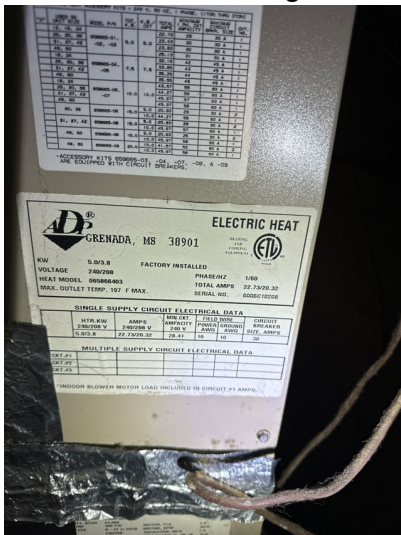
D=Deficient

I	NI	NP	D
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A forced air type, electric furnace was located in the kitchen utility closet and was manufactured by Nordyne in 2001. Furnace serviced the home with 7.5KW's. Furnace was operated, and unit appeared to be functioning as intended.

Heating, Ventilation and Air Conditioning Systems Heating Equipment



A forced air type, electric furnace was located in the upper utility room closet and was manufactured by ADP in 2006. Furnace serviced the home with 5KW's. Furnace was operated, and unit appeared to be functioning as intended.

Heating, Ventilation and Air Conditioning Systems Heating Equipment

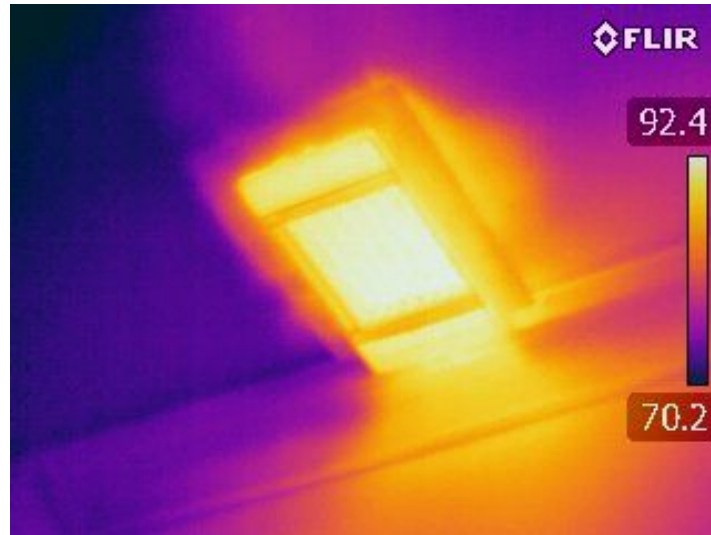
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D=Deficient

I	NI	NP	D
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Heating, Ventilation and Air Conditioning Systems Heating Equipment

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of System: AC evaporator units were located in the attic. • AC condensing units were located on the exterior.

Comments:

• About Cooling Equipment:

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

• The Condensing units manufactured by York in 2016. Units appeared to be 2 ton each, 14 SEER, using 407C refrigerant. Per the manufacturer's label, max amps on breaker should be 25. Per the labeling on the electrical panel, AC was connected to a 25 amp breakers.

407C is a transition refrigerant that can be used with **R22** refrigerant.

• R22 refrigerant phase-out has led to increased costs for homeowners who operate older air conditioners. As the supply of R22 dwindles the costs have increased significantly to a point where replacement may be a better option than repair.

• Evaporator units were manufactured by ADP and Nordyne in 2001 and 2006. Unit appeared to be 2 ton.

• AC drain line terminations were not visible or accessible.

• AC was cooling properly. Temperature differential measured 74-58=16 degrees and 73-57= 16 degrees upper and lower levels, between air supply and registers. Typical range should be 14 to 21 degrees.

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

• **Insulation was deteriorated on the freon suction lines, in the attic/exterior.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Heating, Ventilation and Air Conditioning Systems Cooling Equipment

Heating, Ventilation and Air Conditioning Systems Cooling Equipment



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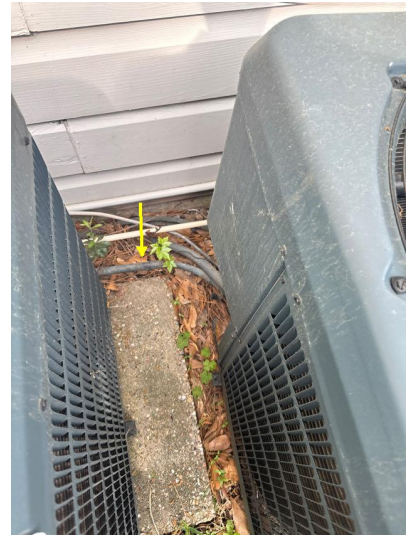
I=Inspected

NI=Not Inspected

NP=Not Present

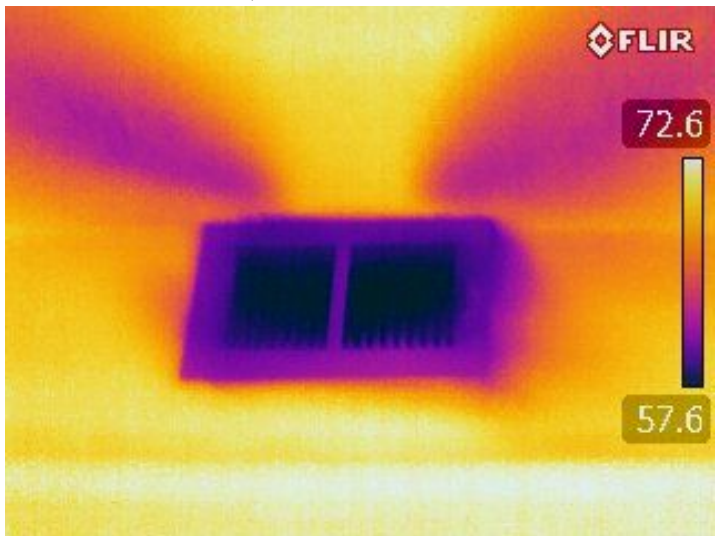
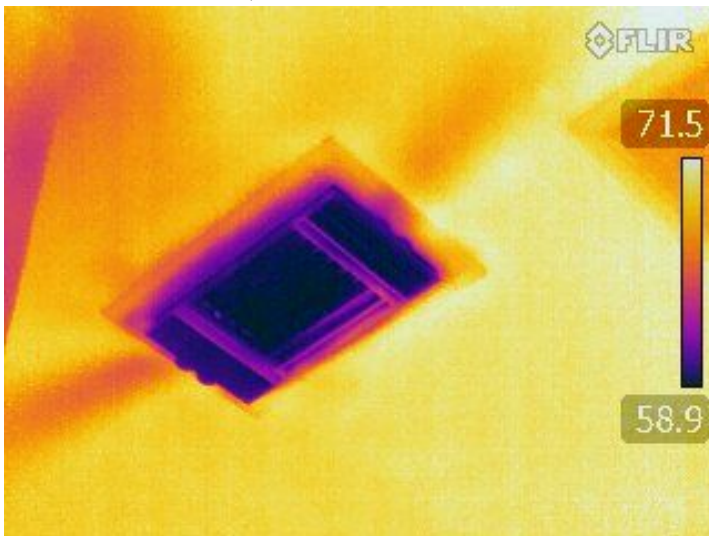
D=Deficient

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

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

Comments:

• About Duct Systems, Chases and Vents:

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

- Thermostats were Honeywell type digital programmable located in the upper and lower levels.
- Ducts were concealed in ceiling but appear to be solid ducts with exterior insulation.
- Thermostats were loose at the wall.
- Air filters and chase were dirty. Advise to check records for service of these units. If records are not available we recommend cleaning and service by an HVAC professional.



Thermostats were Honeywell type digital programmable located in the upper and lower levels.



Thermostats were Honeywell type digital programmable located in the upper and lower levels.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Air filters and chase were dirty. Advise to check records for service of these units. If records are not available we recommend cleaning and service by an HVAC professional.

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

- Several rooms had window air conditioning units as well as central air. Parts of the house did not have duct work from the central air system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Several rooms had window air conditioning units as well as central air. Parts of the house did not have duct work from the central air system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. Plumbing System

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

Location of Main Water Supply Valve: Supply valve was at the front wall of the house.

Comments:

• About Plumbing Systems:

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

- Main water supply line was **PVC**.
- Copper and CPVC supply lines were observed in the home.
- Static water pressure was observed to be: 56 psi. The acceptable range for residential water pressure is 40 to 80 psi.
- **Plumbing fixtures in the shower were not sealed.**
- **Toilet was loose in the upper guest bathroom . Examine flange and replace wax ring and seal toilets to the floor.**
- **Hot and cold supply's were reversed at the spa tub.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

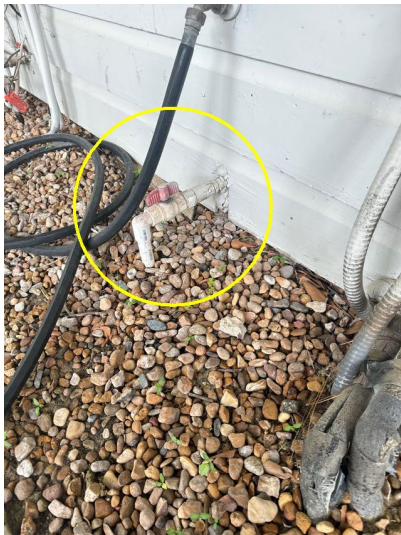
I	NI	NP	D
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Plumbing fixtures in the shower were not sealed.



Toilet was loose in the upper guest bathroom . Examine flange and replace wax ring and seal toilets to the floor.



Main water valve on PVC pipe.



Water at the front of the yard.

B. Drains, Wastes, and Vents

Comments:

- Drain waste and vent system was constructed of PVC and cast iron.
- Cast iron drain pipe was observed. Hydrostatic pressure testing and/or video camera testing of drain pipe is recommended due the age and type of piping.
- Drain cleanout was observed .
- The primary bathroom sink was an S trap.
- Sink stopper were not present in the upper bathrooms.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sink stopper were not present in the primary bathroom.



Sink stopper were not present in the upper bathrooms.



Cast iron drain pipe was observed. Hydrostatic pressure testing and/or video camera testing of drain pipe is recommended due the age and type of piping.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source: Water heater was gas operated. • Water heater was located in the garage.

Capacity: Unit is 40 gallons

Comments:

• About Water Heaters:

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

• Water heater was gas powered and appeared to be manufactured by Rheem in 2022.

• Flue vent did not fully penetrate the roof deck and was not terminated with a B type vent.



Plumbing System Water Heating Equipment



Water heater was gas powered and appeared to be manufactured by Rheem in 2022.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Plumbing System Water Heating Equipment

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

Comments:

- Hydro-massage unit in master bathroom appears to be operating normally.
- It did not appear that the hydro-massage equipment was GFCI protected.
- There was no access panel to the interior of the hydro-massage tub. Interior was not observed.
- Unit should be flushed with manufacturer approved cleaning agent as a part of regular maintenance.



It did not appear that the hydro-massage equipment was GFCI protected.



Hydro-massage unit in master bathroom appears to be operating normally.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Unit should be flushed with manufacturer approved cleaning agent as a part of regular maintenance.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--

Location of Gas Meter: Gas meter was located at the front of the home.

Type of Gas Distribution Piping Material:

Comments:

- Gas piping was inspected visually in areas open to view.
- Gas supply pipe near the electric panel contained significant rust.



Gas meter was at the front of the home.



Gas supply pipe near the electric panel contained significant rust.

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

Observations:

- The outdoor shower has been disconnected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The outdoor shower has been disconnected.

V. Appliances

X			
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A. Dishwashers

Comments:

- Maytag dishwasher operated normally.



Maytag dishwasher operated normally.

X			
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B. Food Waste Disposers

Comments:

- ISE 1/3 hp garbage disposal operated.

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

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

- GE unit operated normally.
- Unit was a recirculating type and is not vented to the exterior. Performance of this type of vent may be improved by the use of carbon type filters in the filter housing.
- Unit was integrated with the microwave oven.

D. Ranges, Cooktops, and Ovens

Comments:

- Whirlpool four burner gas powered cooktop oven combo.
- The ignition for the two burners on the right side of the cook top was inoperative. Burners can be lit with a lighter.
- The left front burner did not light.
- Temperature control button was worn.



The ignition for the two burners on the right side of the cook top was inoperative. Burners can be lit with a lighter.



Temperature control button was worn.

E. Microwave Ovens

Comments:

- GE microwave operated normally.
- The digital display was missing pixels.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The digital display was missing pixels.

X			X
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Bath fans operated normally.
- bathroom relied on the window for ventilation. Although acceptable this method of reducing moisture from these room may not be sufficient.
- **The lower bathroom didn't not have a required exhaust fan.**

X			X
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G. Garage Door Operators

Door Type: One double bay sectional door

Comments:

- Garage door opener was an Overhead Door type chain drive without sensors.
- Garage door opener operated normally.
- **Door lock should be disabled since opener is present.**
- **Garage door opener auto reverse feature was not functioning.**
- **Electronic sensor was not present. This is a safety issue.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Door lock should be disabled since opener is present.



Electronic sensor was not present. This is a safety issue.



Garage door opener was an Overhead Door type chain drive without sensors.

H. Dryer Exhaust Systems

Comments:

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

I. Other

Observations:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Frigidaire refrigerator with functioning ice maker was observed in the kitchen.



Maytag side by side washer dryer was noted in the laundry area.

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

C. Outbuildings

Materials:
Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal Systems

Materials:
Location of Drain Field:
Comments:
• Recommend inspection by septic tank company
• Recommend the septic tank be emptied prior to closing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommend inspection by septic tank company

Recommend inspection by septic tank company

F. Other Built-in Appliances

Comments:

G. Other

Observations:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

<p>R22</p>	<p>R22 CFCs (chlorofluorocarbons) were the world’s first refrigerant. Invented in 1928, these precursors to HCFCs were safe for many uses and were therefore a welcome invention that enhanced people’s quality of life. However, in the mid-1970s, it became clear that though this substance was generally regarded as safe, it caused damage to the stratospheric ozone layer that surrounds the earth. In an effort to find a more environmentally-friendly coolant, scientists developed HCFCs, which soon replaced their CFC counterpart. And while HCFCs appear to be reasonably safe as far as their immediate use is concerned, they have since been determined to be equally damaging to the ozone layer. To prevent further destruction of this vital protective barrier, the U.S. has, since becoming a signatory to the international treaty known as the Montreal Protocol in 1987, instituted a gradual phase-out of HCFC coolants. What does that mean to you? If your HVAC or other equipment uses this coolant, it can mean a great deal.</p> <p>EPA Proposes Final Phaseout Schedule for R-22</p> <p>The Environmental Protection Agency (EPA) has recently released its proposal for the final phaseout of R-22. Under the proposal, EPA’s preferred consumption allocation for 2015-2019 would be: 30 million pounds in 2015, 24 million pounds in 2016, 18 million pounds in 2018, 6 million pounds in 2019, and zero in 2020. However, one of the variations included in the proposal would bring the allocation to zero by 2018. Either way, EPA is sending a strong signal that R-22 will be phased out by 2020. Given these reductions in production, supplies will continue to get tighter and prices continue to increase.</p> <p>Members currently using R-22 in their refrigeration systems are encouraged to explore their options for how to operate in a post R-22 environment. Given the EPA’s current policy towards HCFC’s and growing attention to the Montreal Protocol, alternatives such as R-507 are also likely to be targeted for phaseout in the coming years. More information on the EPA’s policies on HCFCs can be found by clicking here.</p>
<p>Valley</p>	<p>The internal angle formed by the junction of two sloping sides of a roof.</p>
<p>evaporator</p>	<p>An evaporator is a device in a process used to turn the liquid form of a chemical substance such as water into its gaseous-form/vapor. The liquid is evaporated, or vaporized, into a gas form of the targeted substance in that process. Typically located at the air handler.</p>

Report Summary

Structural Systems		
Page 8 Item: B	Grading & Drainage	<ul style="list-style-type: none"> • There was a wet area in the right front section of the yard and may be related to the septic system.
Page 9 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Pine needles and tree debris should be cleared from valleys and walls, to allow unimpeded flow of rain water. • The chimney could use a cricket to aid water and debris to move around the back and down the sides. • The chimney cap was rusted and should be sealed to stop oxidation. • Trees were contacting the the boat house roof surface. Tree limbs and vegetation may prematurely wear or damage shingles.
Page 12 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • The wall under the sink should be covered with drywall. • Building material and personal items should be moved away from the exterior walls. • Wood deterioration was noted at some areas of siding including the left side of the garage and the right side wall.
Page 16 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Ceiling stains were noted in the lower bedroom and the lower living area, the garage. No moisture was detected at the time of inspection. • Small areas of water damage was noted on the upper level living area. • The limited height of the ceiling decreases the usable living space in the upper left bedroom.
Page 18 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Lower bedroom door was not latching properly and should be adjusted. • Self closing hardware was missing or ineffective at the garage pedestrian door. • The garage pedestrian door fire separation was compromised with a pet door.
Page 19 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> • Stair landing was not 36 x 36 inches on each side. • Stair risers were taller than the standard 7.5 inch height.
Page 20 Item: J	Fireplace/Chimney	<ul style="list-style-type: none"> • Ignition was not working. Pilot could not be lit.
Page 20 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Hangers were not used on ceiling joists at the back patio cover.

Electrical Systems		
Page 22 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted. • All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of particular circuit. • There were loose wires in the panel and breakers that did not control a circuit. • There were breakers installed in this panel that were not rated for this manufacturer. • Drip loops on the service entry cable should be kept from touching the metal roof. • Rust was noted on the ground rod at the electrical panel.
Page 26 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • GFCI outlets were not present and functioning on the, <ul style="list-style-type: none"> (I)bathroom receptacles; (II)garage and accessory building receptacles; (III)outdoor receptacles; (VI)receptacles that serve kitchen countertops; (VII)receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub; (VIII)laundry area receptacles; (IX)indoor damp and wet location receptacles; (X)kitchen dishwasher receptacle. • The boat dock electrical receptacles and motors did not appear to be GFI protected. • Smoke alarms were not present and functioning on all levels and in all bedrooms and adjacent areas. • Outlet cover was missing above the microwave and at the disposal. • Outlet wiring in the lower bedroom was not correct. • The right side patio fan did not operate. • Conduit should continue to the ceiling fan junction boxes. • The pool equipment was not connected and did not appear to be operable. • The exposed romex in the living room should be in conduit. • One AC disconnect was missing its cover. • The fixtures in the upper left bedroom were damaged.
Heating, Ventilation and Air Conditioning Systems		
Page 33 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Insulation was deteriorated on the freon suction lines, in the attic/exterior.
Page 36 Item: C	Duct System, Chases, and Vents	<ul style="list-style-type: none"> • Thermostats were loose at the wall. • Air filters and chase were dirty. Advise to check records for service of these units. If records are not available we recommend cleaning and service by an HVAC professional.
Plumbing System		
Page 39 Item: A	Water Supply System and Fixtures	<ul style="list-style-type: none"> • Plumbing fixtures in the shower were not sealed. • Toilet was loose in the upper guest bathroom . Examine flange and replace wax ring and seal toilets to the floor. • Hot and cold supply's were reversed at the spa tub.

Page 40 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Sink stopper were not present in the upper bathrooms.
Page 42 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Flue vent did not fully penetrate the roof deck and was not terminated with a B type vent.
Page 43 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> • It did not appear that the hydro-massage equipment was GFCI protected. • There was no access panel to the interior of the hydro-massage tub. Interior was not observed. • Unit should be flushed with manufacturer approved cleaning agent as a part of regular maintenance.
Page 44 Item: E	Gas Distribution Systems and Gas Appliances	<ul style="list-style-type: none"> • Gas supply pipe near the electric panel contained significant rust.
Page 44 Item: F	Other	<ul style="list-style-type: none"> • The outdoor shower has been disconnected.
Appliances		
Page 46 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • The ignition for the two burners on the right side of the cook top was inoperative. Burners can be lit with a lighter. • The left front burner did not light. • Temperature control button was worn.
Page 46 Item: E	Microwave Ovens	<ul style="list-style-type: none"> • The digital display was missing pixels.
Page 47 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • The lower bathroom didn't not have a required exhaust fan.
Page 47 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • Door lock should be disabled since opener is present. • Garage door opener auto reverse feature was not functioning. • Electronic sensor was not present. This is a safety issue.
Page 48 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> • Vent should be cleaned prior to use to reduce fire hazard.