

# PROPERTY INSPECTION REPORT



20223 Charlisa Springs Dr, Katy, TX 77449  
Inspection prepared for: Matt Messer  
Real Estate Agent: Open House - Open House

Date of Inspection: 5/7/2024 Time: 9:00 AM  
Age of Home: 2001 Size: 2299  
Weather: 79 degrees with partly cloudy skies  
Structure Type: Structure is a wood framed structure  
on a concrete slab foundation.

Inspector: Steve McElwee  
License 21679

and

Andrew Horsley

and

22980

Deer Park, TX 77536

Email: [steve@inspect-texas.com](mailto:steve@inspect-texas.com)

## PROPERTY INSPECTION REPORT FORM

<u>Matt Messer</u>	<u>5/7/2024</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>20223 Charlisa Springs Dr, Katy, TX 77449</u>	
<i>Address of Inspected Property</i>	
<u>Andrew Horsley</u>	<u>22980</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u>Steve McElwee</u>	<u>License 21679</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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

## Table Of Contents

STRUCTURAL SYSTEMS	4-13
ELECTRICAL SYSTEMS	14-17
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	18-20
PLUMBING SYSTEMS	21-25
APPLIANCES	26-27
OPTIONAL SYSTEMS	28-29
Glossary	30
Report Summary	31-32

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**I. STRUCTURAL SYSTEMS**

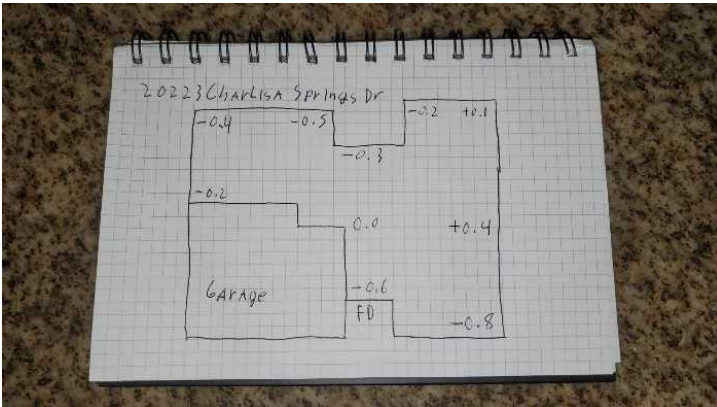
**A. Foundations**

Type of Foundation(s):

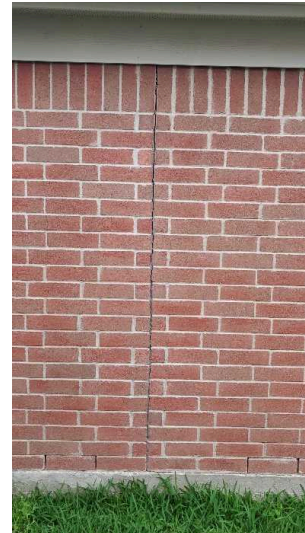
- Slab foundation

Comments:

- The foundation, In my opinion, is showing signs of movement and structural engineering review is recommended. This conclusion was made from observations made while inspecting the exterior and interior components of the house.



Foundation elevation



Left side. Movement at the expansion joint.



Right side. Brick separation.



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**B. Grading and Drainage**

Comments:

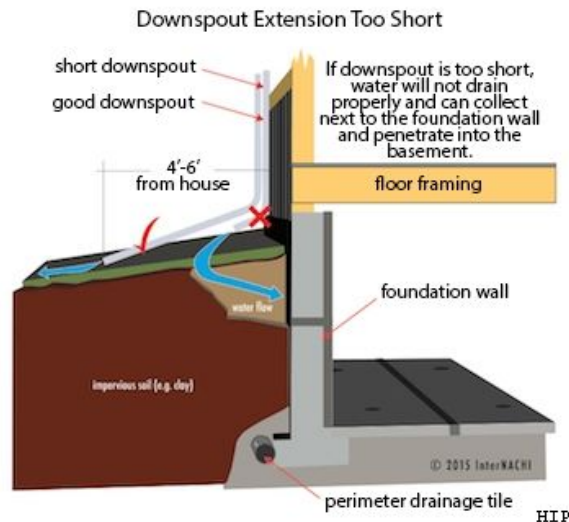
- The soil was noted to be too high on foundation in one or more locations.
- Gutters downspouts should extend out beyond 5' from foundation to allow for proper runoff. All gutter downspouts should have splash blocks or diverters to control erosion and direct the roof water away from the foundation



Gutter downspout discharging too close to the foundation.



High soil, back side of house.



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### C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Ground with 30' spectroscope equipped with camera. This allows the inspector to perform the roof inspection when the height, or pitch of the roof make it unsafe to physically walk the surface. If more information, or a 'walk on surface' evaluation of the roof covering is desired, a qualified roofing contractor should be consulted prior to closing.

Comments:

- The Inspector is not a professional roofer. Please feel free to hire one prior to your closing.

The Inspector will do his best to inspect the roof system within the time allotted. He will inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system at shingle tabs are not inspected as this could damage the shingle.

It is virtually impossible to detect a leak except as it is occurring, or by specific water tests, which are beyond the scope of our inspection. I recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy. Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. For example, I can only guess the age.

This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

- The roof is in good condition.

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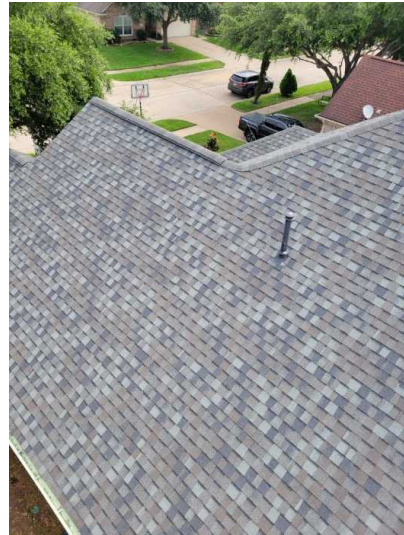
NP=Not Present

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*Picture of roof*



*Picture of roof*



*Picture of roof*



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### D. Roof Structure and Attics

Viewed From:

- Note: The inspector did not enter the full attic and most of the inspection was performed from the platform installed due to trip and safety hazards i.e electrical wiring, ductwork, blown in insulation. The only areas of the attic space inspected was done so from the decking installed.

Approximate Average Depth of Insulation:

- Insulation is approximately 5-9 inches deep

Comments:

- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties
- The attic ladder does not close properly and should be further evaluated
- The attic insulation was observed to be low or compacted in areas. It is recommended that additional insulation be added to achieve a minimum of R-30.
- One or more of the rafter supports are loose.



Picture of attic space

Picture of attic space

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*Picture of attic space*



*One or more of the rafter supports are loose.*



*The attic insulation was observed to be low or compacted in areas. It is recommended that additional insulation be added to achieve a minimum of R-30.*



*The attic ladder does not close properly and should be further evaluated*

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

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Exterior Hardiboard {fiber cement} siding noted
- Drywall walls noted on interior

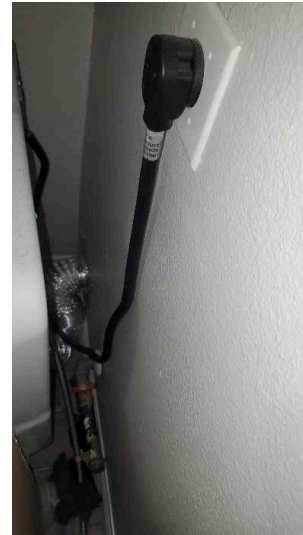
Comments:

• Interior - Home was partially / and or completely occupied at the time of the inspection. Stored personal belongings can affect the inspectors view of the entire wall system. Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or fungus.

- The siding was noted with damage in one or more locations.
- Elastomeric caulking improvements are recommended between the exterior veneer and the window frames in one or more areas of the home.
- Damaged caulking noted at exterior brick / siding, and the garage door trim boards
- The exterior trim around the rear door is interior trim used on the exterior.



*Damaged siding front side of house.*



*Electric and gas dryer connections present.*

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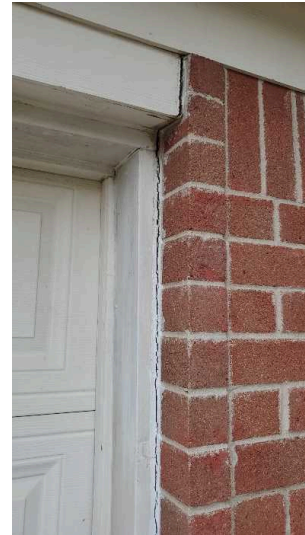
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*Elastomeric caulking improvements are recommended between the exterior veneer and the window frames in one or more areas of the home.*



*Damaged caulking noted at exterior brick / siding, and the garage door trim boards*



*The exterior trim around the rear door is interior trim used on the exterior.*



*Damaged siding back side of house.*

**F. Ceilings and Floors**

**Ceiling and Floor Materials:**

- Ceiling is made of drywall with texture finish
- Floors had tile and/or stone covering in one or more areas

**Comments:**

- Stored personal belongings can affect the inspectors view of the entire ceiling/floor system
- **Tape Joint fractures were observed in one or more areas.**
- **Floor tile was noted to be damaged in one or more locations.**



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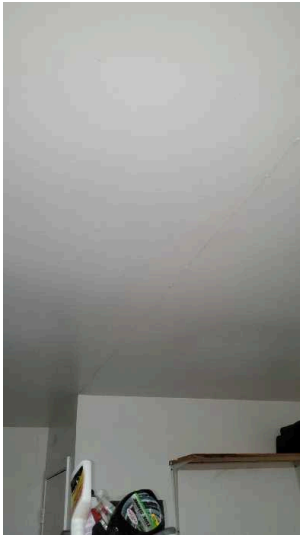
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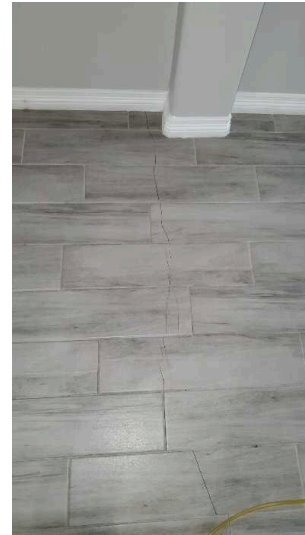
*Tape Joint fractures were observed in one or more areas.*



*Tape Joint fractures were observed in one or more areas.*



*Tape Joint fractures were observed in one or more areas.*



*Damaged floor tile.*





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

Comments:

- The garage entry door was not equipped with a self closing device.
- Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep

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*Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep*

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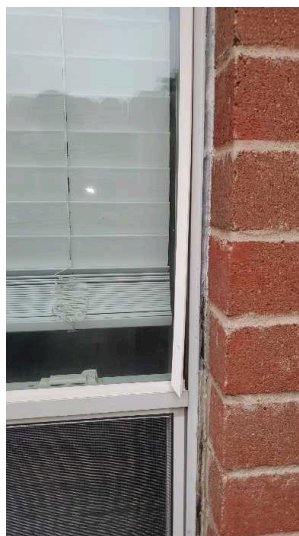
### H. Windows

Window Types:

- Windows are made of aluminum

Comments:

- Weather stripping and/or glazing was either damaged and/or missing at one or more windows.
- One or more of the window screens were observed to be damaged and/or missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.



*Weather stripping and/or glazing was either damaged and/or missing at one or more windows.*

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

Comments:

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**J. Fireplaces and Chimneys**

Locations:

- Fireplace is located in the living room

Types:

Comments:

- **Fireplace missing a defined hearth extension.**



Picture of fireplace.



Fireplace chimney

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**K. Porches, Balconies, Decks, and Carports**

Comments:

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

Materials:

- {8'} wood stockade fence noted

Comments:

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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

Panel Locations:

- The electrical service panel is located in the garage.

Materials and Amp Rating:

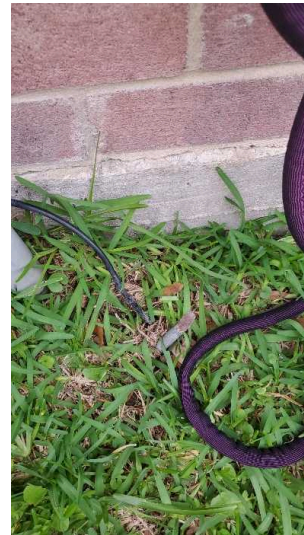
- Aluminum wiring
- 125 amp

Comments:

- Service entrance wiring is underground
- There are white wires in the panel connected to breakers that are required to be labeled / identified as hot wires.
- The grounding connector on the ground rod is loose and should be corrected



*Electric meter.*



*The grounding connector on the ground rod is loose and should be corrected*



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*Picture of electrical service panel.*



*Electrical service panel brand name.*



*Main breaker.*



*Picture of breakers*

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Hot white wires in the panel.



Thermal imaging camera used to detect over heating electrical components. No issues.

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

Type of Wiring:

- Copper wiring

Comments:

- Under current standards; exterior GFCI protected receptacles require a weatherproof bubble type cover
- Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO2 detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating of 2-B:C.
- Industry standards suggest replacing Smoke Detectors every 10 years.



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**C. Other**

Comments:

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

**A. Heating Equipment**

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- Number of Heating Units ( 1 )
- Brand name: GOODMAN
- Manufacture Date 2018



*Picture of Furnace*



*Furnace brand name*

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Furnace Data Tag



Furnace exhaust pipe

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**B. Cooling Equipment**

Type of Systems:

- The home has a split system.

Comments:

- Number of AC Units : (1)
- AC Unit #1 Brand Name: GOODMAN
- AC Unit #1 Manufacture Date: 2018
- The temperature difference between Return Air and Supply Air is 17 degs. F.
- Refrigerant lines noted with damaged / missing insulation at the Condensing Unit.
- Rust and/or corrosion was noted in the condensate drip pan



AC condensing unit.



AC Condensing unit brand name



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AC condensing unit data tag.



Air temperature measured at return air vent.



Air temperature measured at supply air vent.



Rust and/or corrosion was noted in the condensate drip pan

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*Refrigerant lines noted with damaged / missing insulation at the Condensing Unit.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**C. Duct Systems, Chases, and Vents**

Comments:

- Ductwork in attic space was observed to be sagging and/or kinked and is not supported at {4'} spacing as recommended



*Ductwork in attic space was observed to be sagging and/or kinked and is not supported at {4'} spacing as recommended*

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

Comments:

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**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution System and Fixtures**

Location of Water Meter:

- Front yard Left side close to street

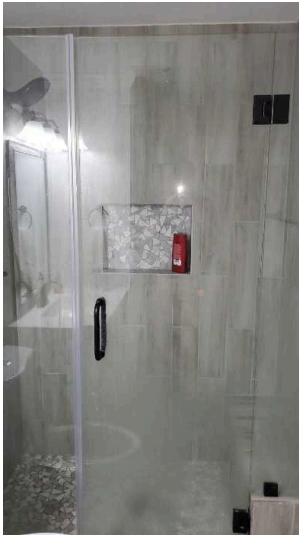
Location of Main Water Supply Valve:

- Unable to locate shut off valve.

Comments:

- Type of Supply Piping Material: CPVC

- **The hallway bathroom shower door opens inward. Shower doors should open outward to prevent the unconscious occupant from becoming stuck in the shower.**



*The hallway bathroom shower door opens inward. Shower doors should open outward to prevent the unconscious occupant from becoming stuck in the shower.*



*Water lines in the attic.*



*Water pressure.*

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

Comments:

- Type of Drain Piping Material: PVC
- One or more of the sink have accordion-style flexible drain pipe installed (also sometimes called flexible waste pipe). These drains are known to trap solids in the ridges and split along the seams. Recommend replacing with PVC piping.
- Left-hand master sink is slow to drain. Recommend cleaning the drain.



*One or more of the sink have accordion-style flexible drain pipe installed (also sometimes called flexible waste pipe). These drains are known to trap solids in the ridges and split along the seams. Recommend replacing with PVC piping.*

*Drain line in the attic.*

**C. Water Heating Equipment**

Energy Source:

- Water heater is natural gas
- This house is equipped with 1 water heaters.

Capacity:

- Unit is 40 gallons

Comments:

- Water heater #1 Brand name: RHEEM
- Water heater #1 manufacturer date: 2017



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Picture of water heater



Water heater data tag



Water heater brand name



Water heater exhaust pipe

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

Comments:

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I	NI	NP	D
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Massage tub.

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

Type of Gas Distribution Piping Material:

- Black Carbon Steel Pipe

Location of Gas Meter:

- Right Side of House

Comments:



Gas meter.

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

Materials:

Comments:

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**V. APPLIANCES**

**A. Dishwashers**

Comments:

**B. Food Waste Disposers**

Comments:

**C. Range Hood and Exhaust Systems**

Comments:

**D. Ranges, Cooktops, and Ovens**

Comments:

- Oven: Natural gas

**E. Microwave Ovens**

Comments:

- The microwave light was not working.
- One or more of the grease screens are missing.



*One or more of the grease screens are missing.*

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- The bathroom exhaust fan noted to be terminated in the attic space.

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*The bathroom exhaust fan noted to be terminated in the attic space.*

### G. Garage Door Operators

Door Type:

- One {16'} steel panel door

Comments:

- Personal items prevented the unit from being tested.
- **The drive chain is loose and in need of adjustments.**



*The drive chain is loose and in need of adjustments.*

### H. Dryer Exhaust Systems

Comments:

- **The dryer vent pipe has been terminated through roof with an unapproved roof jack. Dryers terminated at roof requires a roof jack that is designed for this purpose. It is required to have a back draft damper to keep birds and rodents from building nests in the dryer exhaust pipe.**

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Dryer vent

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

Comments:

**VI. OPTIONAL SYSTEMS**

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

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**C. Outbuildings**

Materials:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**D. Private Water Wells (A coliform analysis is recommended)**

Type of Pump:

Type of Storage Equipment:

Comments:



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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**E. Private Sewage Disposal Systems**

Type of System:  
Location of Drain Field:  
Comments:

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**F. Other**

Comments:

## Glossary

<b>Term</b>	<b>Definition</b>
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.

## Report Summary

### STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> <li>The foundation, In my opinion, is showing signs of movement and structural engineering review is recommended. This conclusion was made from observations made while inspecting the exterior and interior components of the house.</li> </ul>
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>The soil was noted to be too high on foundation in one or more locations.</li> <li>Gutters downspouts should extend out beyond 5' from foundation to allow for proper runoff. All gutter downspouts should have splash blocks or diverters to control erosion and direct the roof water away from the foundation</li> </ul>
Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>The attic ladder does not close properly and should be further evaluated</li> <li>The attic insulation was observed to be low or compacted in areas. It is recommended that additional insulation be added to achieve a minimum of R-30.</li> <li>One or more of the rafter supports are loose.</li> </ul>
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>The siding was noted with damage in one or more locations.</li> <li>Elastomeric caulking improvements are recommended between the exterior veneer and the window frames in one or more areas of the home.</li> <li>Damaged caulking noted at exterior brick / siding, and the garage door trim boards</li> <li>The exterior trim around the rear door is interior trim used on the exterior.</li> </ul>
Page 11 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>Tape Joint fractures were observed in one or more areas.</li> <li>Floor tile was noted to be damaged in one or more locations.</li> </ul>
Page 12 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>The garage entry door was not equipped with a self closing device.</li> <li>Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep</li> </ul>
Page 13 Item: H	Windows	<ul style="list-style-type: none"> <li>Weather stripping and/or glazing was either damaged and/or missing at one or more windows.</li> <li>One or more of the window screens were observed to be damaged and/or missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.</li> </ul>
Page 14 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>Fireplace missing a defined hearth extension.</li> </ul>

**ELECTRICAL SYSTEMS**

Page 15 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• There are white wires in the panel connected to breakers that are required to be labeled / identified as hot wires.</li> <li>• The grounding connector on the ground rod is loose and should be corrected</li> </ul>
Page 17 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Under current standards; exterior <u>GFCI</u> protected receptacles require a weatherproof bubble type cover</li> <li>• Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO2 detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating of 2-B:C.</li> <li>• Industry standards suggest replacing Smoke Detectors every 10 years.</li> </ul>

**HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Page 19 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• Refrigerant lines noted with damaged / missing insulation at the Condensing Unit.</li> <li>• Rust and/or corrosion was noted in the condensate drip pan</li> </ul>
Page 21 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> <li>• Ductwork in attic space was observed to be sagging and/or kinked and is not supported at {4'} spacing as recommended</li> </ul>

**PLUMBING SYSTEMS**

Page 22 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• The hallway bathroom shower door opens inward. Shower doors should open outward to prevent the unconscious occupant from becoming stuck in the shower.</li> </ul>
Page 23 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• One or more of the sink have accordion-style flexible drain pipe installed (also sometimes called flexible waste pipe). These drains are known to trap solids in the ridges and split along the seams. Recommend replacing with <u>PVC</u> piping.</li> <li>• Left-hand master sink is slow to drain. Recommend cleaning the drain.</li> </ul>

**APPLIANCES**

Page 26 Item: E	Microwave Ovens	<ul style="list-style-type: none"> <li>• The microwave light was not working.</li> <li>• One or more of the greese screens are missing.</li> </ul>
Page 26 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> <li>• The bathroom exhaust fan noted to be terminated in the attic space.</li> </ul>
Page 27 Item: G	Garage Door Operators	<ul style="list-style-type: none"> <li>• The drive chain is loose and in need of adjustments.</li> </ul>
Page 27 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> <li>• The dryer vent pipe has been terminated through roof with an unapproved roof jack. Dryers terminated at roof requires a roof jack that is designed for this purpose. It is required to have a back draft damper to keep birds and rodents from building nests in the dryer exhaust pipe.</li> </ul>