



Accurate Inspect

A Division of Double LF, Inc.

PO Box 14423
Humble, Texas 77347
Office: 281-745-0234

Property Inspection Report



16283 Wrangler Ave
Conroe, TX 77302

PROPERTY INSPECTION REPORT

Prepared For: Matthew Guzman
(Name of Client)

Concerning: 16283 Wrangler Ave, Conroe, TX 77302
(Address or Other Identification of Inspected Property)

By: Jerry W Lowry, Lic #23830 12/20/2021
(Name and License Number of Inspector) (Date)

Larry Fleming, TREC # 4860
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

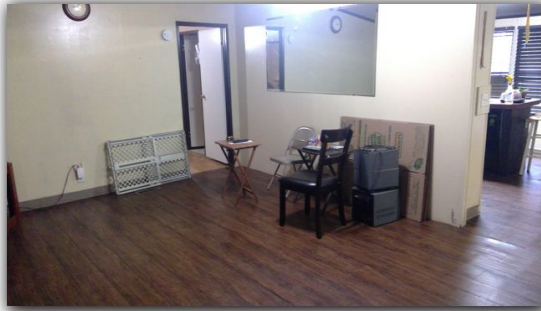
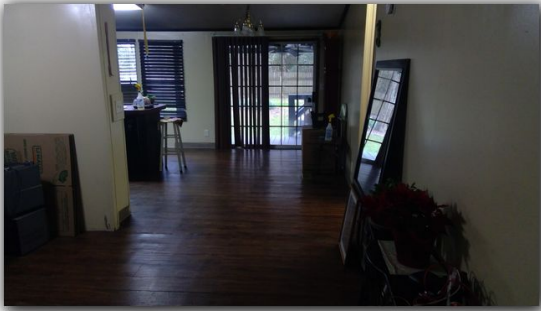
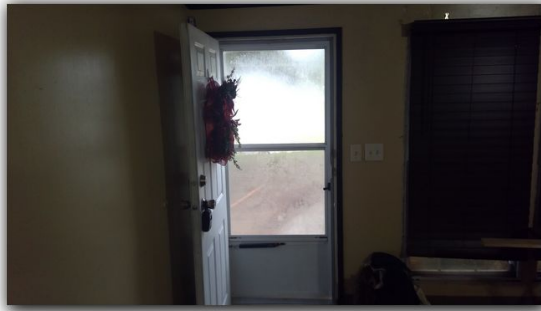
Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

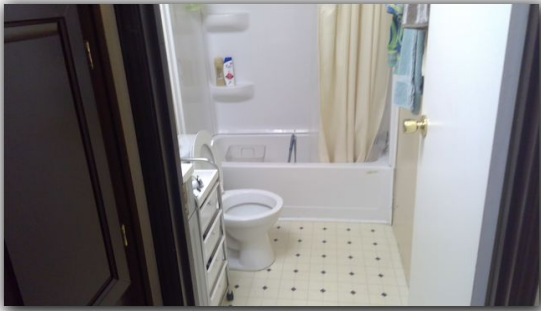
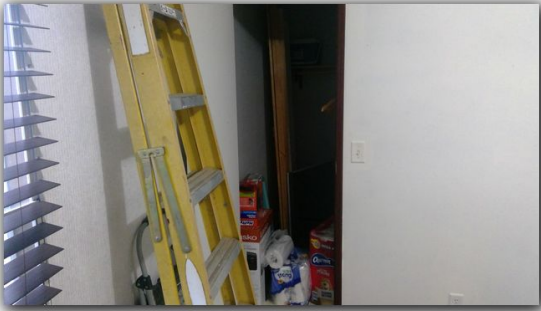
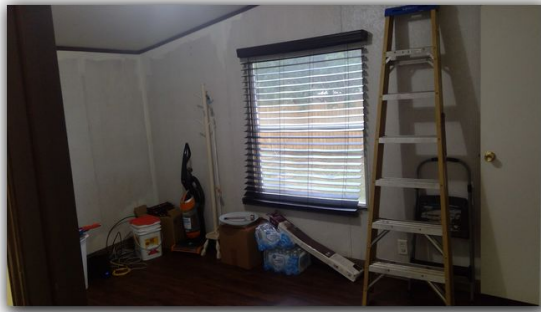
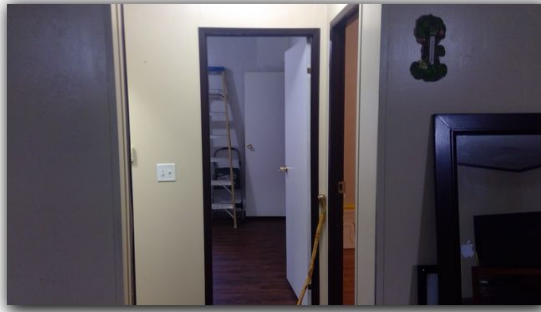
INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN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

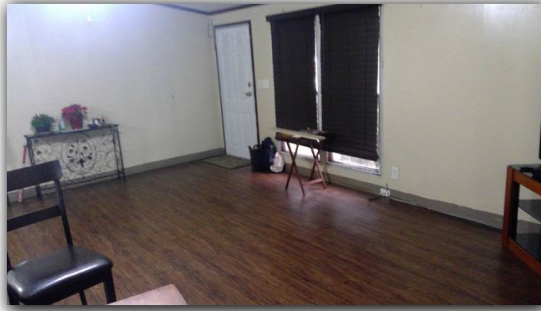
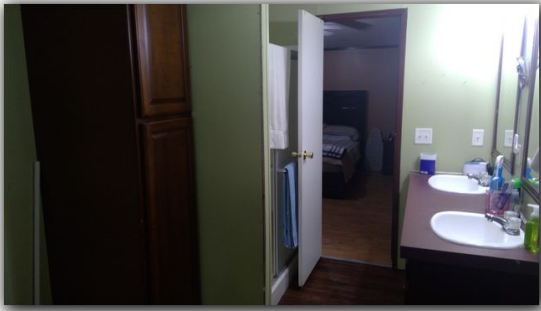
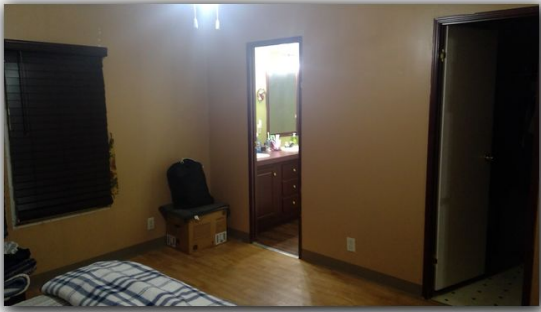
ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- Present at Inspection: Buyer Selling Agent Buyer's Agent Occupant No one
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: 46 degrees
Utilities On: Yes No Water No Electricity No Gas
 One Story
 Two Story
 Three Story
 Townhouse
Special Notes: _____











INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring
 - Floors Covered
 - Walls/Ceilings Covered or Freshly Painted
 - Behind/Under Furniture and/or Stored Items
 - Storage Items Present
 - Heavy vegetation limiting access to exterior walls in some areas
 - Inspector was informed that the house had experienced previous "flooding".
 - House pre-dates 1978 / Lead inspection is recommended
 - Age of house unknown
 - House constructed circa 2000
 - Attic Space is Limited - Viewed from Accessible Areas
 - Plumbing Areas - Only Visible Plumbing Inspected
 - Siding Over Older Existing Siding
 - Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

Standard TREC Inspection performed in accordance with the Standards of Practice of the Texas Real Estate Commission. No other buildings or systems were a part of this inspection unless specifically noted on the report as being a part of the inspection. If there was no WDI (wood destroying insect) inspection and provided on this property it is generally recommended that an inspection for wood destroying insects be performed. If a WDI was performed, the inspection report for the wood destroying insects is a separate and independent report performed by an independent pest control company licensed by a different licensing agency to perform wood destroying insect inspection. Temperature and weather conditions can affect the operability of certain systems and can affect the results in the inspection. When inspecting new construction, the IRC (International Residential Code) 2015 and the NEC (National Electric Code) 2020 are used and referenced. It is possible that an earlier edition is adopted in some areas. Consult the Building Official to determine the appropriate building standard or any final determinations regarding interpretation of any code related item. This inspection is not intended to be an inspection for code compliance, insurability or any other purpose not specifically stated in the Standards of Practice of the Texas Real Estate Commission governing TREC inspections. In the event that the IRC does not apply, Usual and Customary Building Practices, and Manufacturer's specifications are used to determine the adequacy of the design or materials.

Illegal additions: Inspector recommends that the potential buyer do "due diligence" when notified of a potential addition to the structure. Inspector does not, as a part of this inspection, research to determine if the work previously performed on the structure was properly permitted and performed in accordance with local municipalities or appropriate regulatory agencies.

This is not an engineering report and this inspector does not represent him/ herself as an engineer. This inspection is a general inspection of accessible and visible components checked for function and is not intended to be a specialized inspection. If more information is needed about any items covered in this report, it is recommended that the potential buyer or seller contact and consult with an appropriate specialist for further recommendations and / or repairs.

If the house was constructed prior to 1978, a lead inspection is recommended. A lead inspection is not a part of this inspection.

On older houses, the phrase may be used in the report..."does not conform to current code". It is not implied in this inspection that older houses have to meet current code. The inspector is not the Building Official on this house and only notes code requirements for informational and TREC mandated purposes only.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations



Type of Foundation(s): [Foundation Types](#)

- Slab on grade / conventional steel reinforced Pier and Beam
 Block and Beam Post-Tension Slab on grade
 Slab on grade

INSPECTION OF THE CRAWL SPACE (if applicable) was performed from:

- Crawl space entrance area Inspector had access to multiple areas of the crawl space
 Some crawl space / areas inaccessible for inspection

Comments: **Performance Opinion:** (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

It is the opinion of this inspector that the foundation appears to be performing the function intended on the day of the inspection with the exception of any observed / noted / checked items below

Cracks observed in exterior brick walls showing some evidence that the foundation has moved / settled, see exterior wall section for photos.

Noticeable floor elevation changes observed at multiple locations. Higher spots and lower

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spots observed when walking across the floor. No specialized equipment was used in the foundation inspection, see floor section for photos.

Cracks observed in flatwork (Driveways, sidewalks, etc. Not related to foundation of structure but noted on report for potential buyer to be fully informed.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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B. Grading and Drainage

Some underground drainage ("French Drains") observed in some areas. Inspector does not inspect for the efficacy of an underground drainage system.

Comments: It is the opinion of this inspector that the grading and drainage appear to be appropriate at the time of the inspection with the exceptions of any observed / noted /

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checked items below

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet is the current code. Slab exposure is also needed around the perimeter of the slab at all points. A minimum of 4" is required between the finished grade and the first course of brick. A minimum of 6" is required between the finished grade and the lowest row of siding per current code.

- Soil too high or footing level too low around the perimeter of the slab: Grade does not conform to current code requiring a 4" slab exposure between the finished grade and exterior brick.



- Splashblocks missing in some locations.



- Gutters need to be cleaned at one or more locations.

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Gutters / downspouts observed to be damaged / dented at one or more locations.



Low areas observed in gutters that appear to be pooling water and not draining properly.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

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C. Roof Covering Materials

Type(s) of Roof Covering: Roof Covering Materials

Dimensional Tab shingle Metal

Viewed From: Roof Viewed From Accessible Areas of

Roof Level Eave / perimeter areas
 Ground level Roof level from upstairs windows

Some Areas Of The Roof Covering Were Inaccessible For Inspection Yes No

NOTE: Roof Covering Inspection is inspected per TREC standards of Practice only. Roof Covering is not inspected for insurance purposes. Consult insurance company prior to option period ending to verify roof covering insurance coverage requirements for the insurance company. (Insurance companies are often not familiar and do not understand TREC standards of Practice).

Roof Covering:

Comments: It is the opinion of this inspector that the roof covering appeared to be performing its intended function on the day of the inspection with the exception of any observed / noted / checked items below

Satellite dish bases and an antenna screwed into the roof covering.



Vent roof jacks missing or improper installation.



Vent roof jacks appear to need maintenance / caulking / painting.

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Exposed nails at multiple locations need to be properly caulked / sealed.



First row of shingles has not been properly sealed to the starter course of shingles below in one or more locations.



Torn, damaged, perforated or missing shingles.

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Shingles lifted up and not properly laying down / sealed in some areas.



Inappropriate roof covering for slope of the roof. Dimensional / tab shingles should not be used in low slope roof applications. Consult manufacturer's specifications for details, see rear porch addition.



Significant signs of roof deterioration were observed. Gravel coming loose, pitted surfaces, fiberglass threading showing at edge of shingles, shingle corners are turning up. Would recommend contacting a roof professional to make any further recommendations and / or repairs.



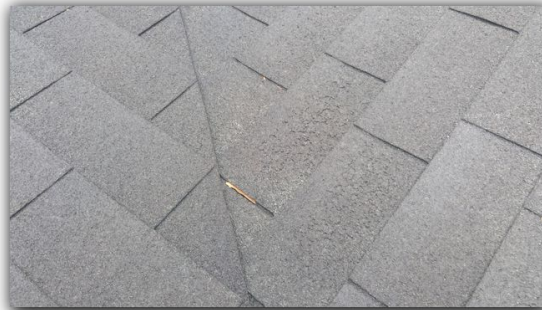
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Flashing is incorrectly installed. Diverter flashing needed at all roof / wall intersections.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

D. Roof Structures and Attics

Viewed From: Roof Structure Viewed From:
Accessible attic spaces and exterior locations

- Attic access entrance
- Inspector was able to walk on existing catwalk and platforms
- No Access present / Mobile home
- Some attic spaces / areas inaccessible for inspection

- Framed Lumber
- 2 x 4 Truss system
- 2 x 6 Truss system

Approximate Average Depth of Insulation:

- Not accessible
- 1" to 3"
- 4" to 6"
- 7" to 10"
- Over 10".....
- Spray

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Foam Insulation Present

Approximate Average Thickness of Vertical Insulation:

Not Accessible 4" where accessible and visible 6" where accessible and visible.....

Spray Foam Insulation Present

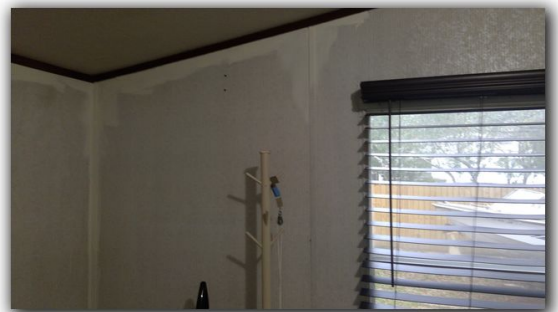
Comments: It is the opinion of this inspector that the roof structures and attics appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / reported checked items below

Deflection/Sponginess in roof surface observed in multiple locations. The photo below is representative.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

E. Walls (Interior and Exterior)



Comments: It is the opinion of this inspector that the interior and exterior walls appeared to be performing their intended function on the day of the inspection with the exception of any observed / noted / checked items below.

Interior Walls:

Sheetrock damaged (scarring / nicks / small holes) observed in sheetrock walls at one or more locations.

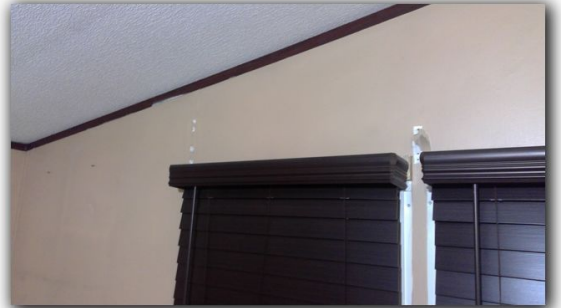
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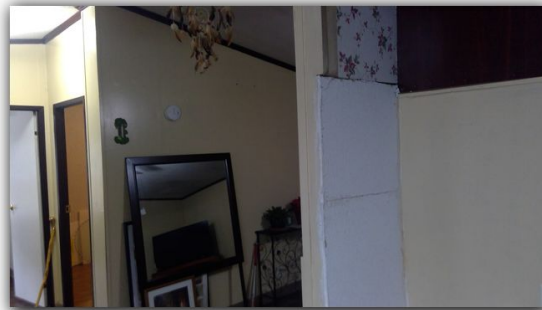
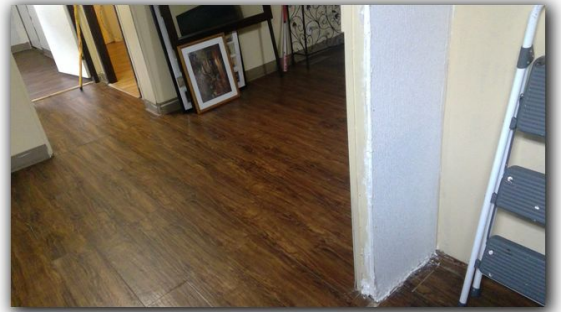
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Sheetrock damage observed at one or more locations where it appears the sheetrock has been damaged by animals.



Water stains on walls at one or more locations, see garage.



Evidence of previous repairs observed in interior walls at one or more locations

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Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
(independent stucco inspection recommended)
 Vinyl Aluminum Asbestos Cement Board Other

Some mortar and / or brick cracks observed at the brick siding



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Wood rot observed in attached garage interior wood structure at one or more areas.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs.

F. Ceilings and Floors

Comments: It is the opinion of this inspector that the ceilings and floors appear to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked items below

Evidence of previous repair observed in primary and hall bathrooms where skylights were removed and decked over. Work was not performed per usual and customary building practices.



Floor appears to be rot damaged around the water heater and into the floor of the primary bedroom closet.

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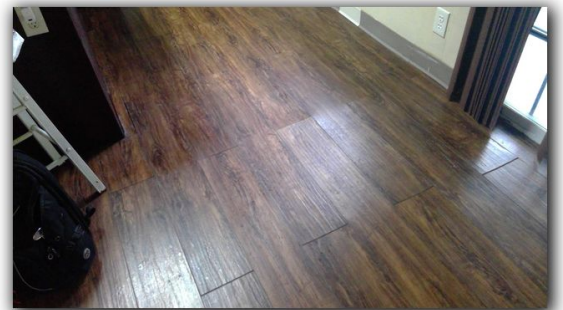
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Sub-Floor squeaks in one or more areas



Higher and lower areas observed in floor surface noticeable when walking across the floor.



Floor covering is not installed in an usual and customary building practice manner.

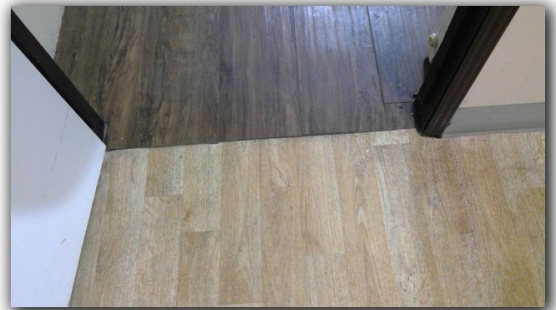
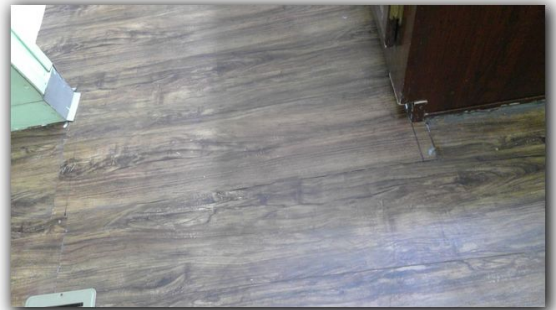
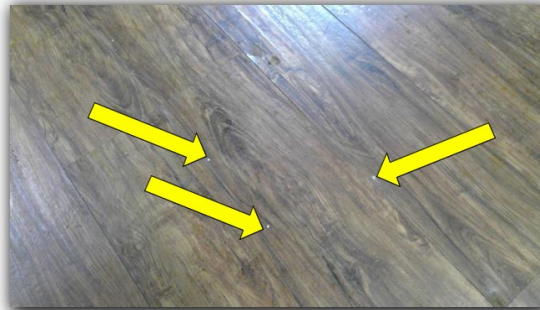
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Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

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G. Doors (Interior and Exterior)



Not all doors were accessible due to furnishings or storage items. / Only accessible doors were inspected.

Comments: It is the opinion of this inspector that the doors appeared to be performing their intended function on the day of the inspection with the exception of any observed / noted / checked items listed below.

Interior Doors

Exterior Doors

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- Damaged weather stripping observed at one or more exterior door locations



Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged Not Present

Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

H. Windows

Single pane Double Pane Storm Windows present

Aluminum Vinyl Tilt-out One or more windows appear to have been replaced

Not all windows were accessible due to window coverings, furnishings or storage items. / Only accessible windows were inspected.



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Due to environmental conditions (humidity, etc.), some moisture between window panes on double pane windows may not be readily visible at the time of the inspection.

Comments: **It is the opinion of this inspector that the windows appeared to be performing their intended function on the day of the inspection with the exception of the observed / noted / checked items below**

Moisture penetration observed on the window sill areas of one or more window locations. This moisture damage is typically caused by condensation on the interior side of the window soaking into the window sill area.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

I. Stairways (Interior and Exterior)

Comments: **It is the opinion of this inspector that the stairways appear to be performing their**

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intended function on the day of the inspection with the exception of any observed / noted / checked items below.

INTERIOR

EXTERIOR

Vertical railing spacing is greater than 4" at exterior stair balcony areas per current code.



Improper dimensions of exterior stair risers: riser height cannot vary more than 3/8" from the lowest riser to the top riser per current code.



Hand railing at exterior stairs not at proper height: Current code requires handrail to be installed 34" to 38" measured vertically from the bullnose of the stairs



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Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

J. Fireplaces and Chimneys

Type of Fireplace: Factory Masonry Free Standing

Comments:

K. Porches, Balconies, Decks, and Carports

Structural load capacity of the balcony(ies) / deck(s) was not calculated or included in this inspection report.

Comments: **It is the opinion of this inspector that the porches (attached), balconies, decks (attached), and Carports (attached) appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked items below.**

Structural deficiencies: rear porch covering structure was not constructed per usual and customary building practices.



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Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels



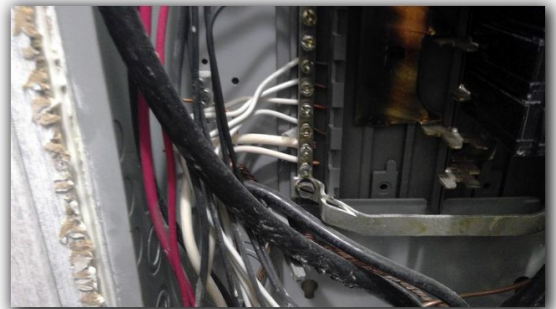
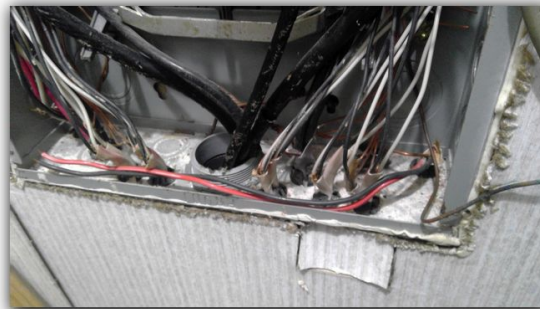
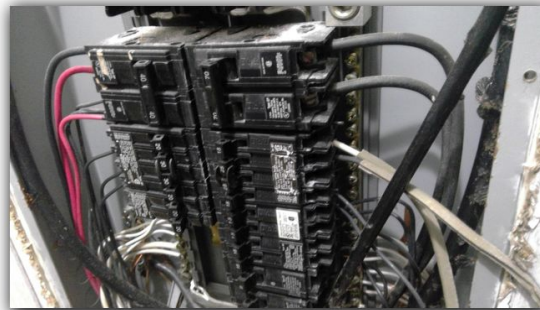
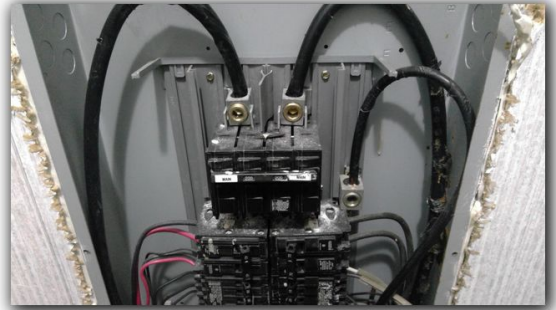
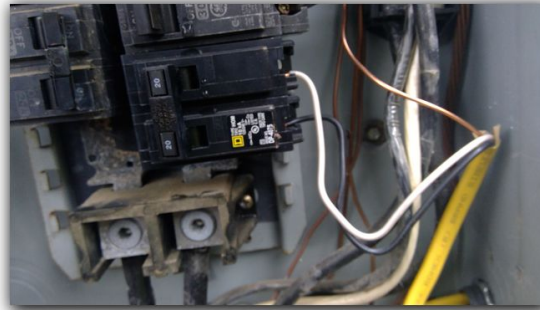
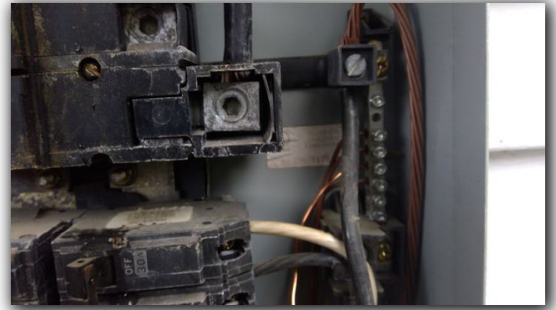
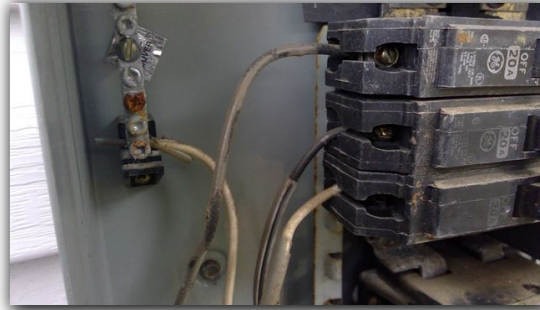
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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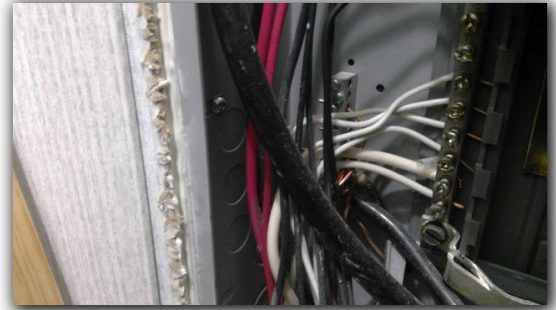
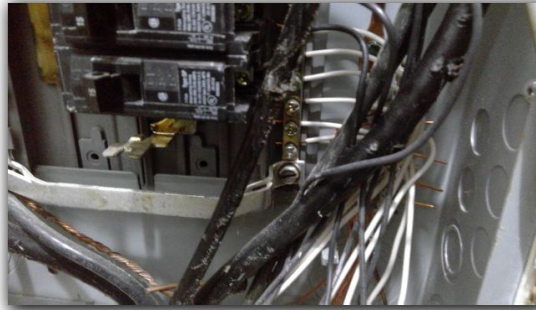
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Overhead Service Underground Service Additional Service Panel At Exterior Pole

Main Disconnect Panel None 100 amp
 100 amp
 125 amp 150 amp
 200 amp > 200 amp
 Sub-panel box present
 Unknown (breaker panel box N/A / locked)

Brand: Square D Cutler Hammer / Eaton Bryant General Electric
 FPE (consult Electrician) Challenger Siemens

A/C condensing unit #1:

Specifies max amp breaker of 35 / 22 amp minimum and a unable to determine the size of breaker in use due to lack of labeling.

Service Entrance Wiring: **Type of Wire:** Copper Aluminum

Whole House Surge Protection Appears To Be Present: Yes No

Exterior Disconnect Present: Yes No

Exterior Disconnect Properly Labeled: Emergency Disconnect / Service Disconnect: Yes No

Gas line is observed to be bonded / grounded (at times the gas lines could be bonded / grounded but the connection is not visible a the time of the inspection):

Yes N/A - all electric.

Comments: It is the opinion of this inspector that the electrical service and panel appear to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked items below.

Bonding / grounding / wiring / ground clamp not present at the electrical service entrance panel

I=Inspected

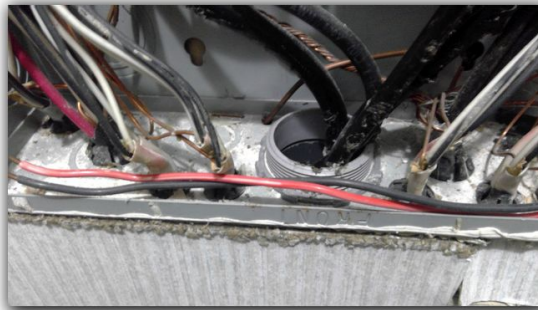
NI=Not Inspected

NP=Not Present

D=Deficient

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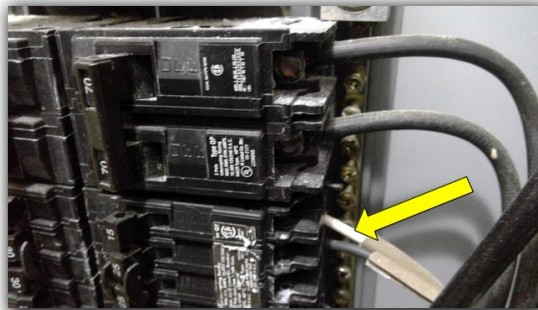
box per current standards.



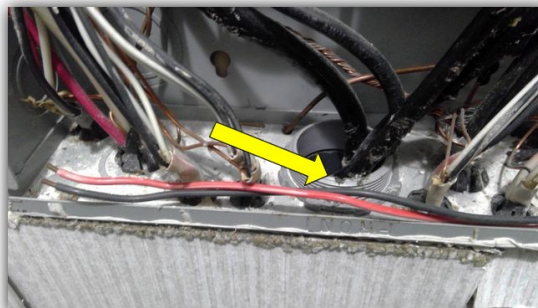
Tree limb is in contact with the Service Entrance Conduit.



White "neutral" type wiring used as "hot" needs to be properly identified as "hot" in panel box at one or more locations. White wiring should be wrapped with black tape or marked with a black (or other appropriate color that is not white, grey or green) marker.



Wiring entering the panel box without appropriate clamps / bushings at knock out holes



Exposed wiring present in electrical panel box.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Wiring in panel box did not appear to be installed in a usual and customary building practice manner, see panel box located in the primary bedroom closet. Did not appear to be professionally installed.
- Electrical panel boxes should not be located in clothes closets, in bathrooms, or over the steps of a stairway per current code.
- Electrical panel box is not properly labeled



- Panel box does not conform to current code regarding the proper presence of arc fault protection. Arc fault protection did not enter the NEC code until 2002.
- Ground Fault Circuit Inoperable, see exterior outlet on rear of house.



- Grounding rod is not flush to grade per current code.

I=Inspected

NI=Not Inspected

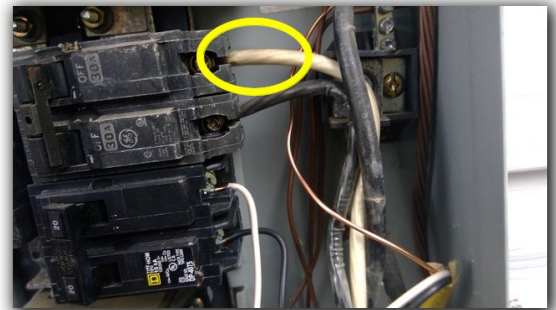
NP=Not Present

D=Deficient

I NI NP D



Evidence of arcing or excess heat, see exterior panel box.



Whole house surge protection did not appear to be present at the time of the inspection. This requirement came into the code in November 2020 in the NEC 2020 (242.1) code.

Exterior disconnect does not conform to current code requiring exterior disconnect to be properly marked: EMERGENCY DISCONNECT / SERVICE DISCONNECT. This requirement came into the code in November 2020 in the NEC 2020 (230.85) code.

A/C condensing unit #1:
Specifies max amp breaker of 35 / 22 amp minimum and a unable to determine the size of breaker in use due to lack of labeling.

Would recommend that a licensed and / or qualified contractor (Electrician) be consulted to make any further recommendations and / or repair

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum (consult electrician) Conduit

Not all receptacles were accessible due to furnishings or storage items. / Only accessible receptacles inspected.

Comments: **It is the opinion of this inspector that the branch circuits, connected devices and fixtures appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked items below**

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

Outlet and Switches

- Exterior receptacles do not conform to current code requiring "bubble" style covers at exterior "wet" locations



- Test indicate reverse polarity (hot / neutral reversed) at one or more locations, see garage.



- Covers needed on junction boxes at one or more locations, see kitchen area.



Ground Fault Circuit Interrupt Safety Protection

- Kitchen: Yes No Partial
- Bathrooms: Yes No Partial
- Exterior: Yes No Partial N/A
- Garage: Yes No Partial N/A
- Washing Machine: Yes No Partial N/A
- Dryer 220 Receptacle : Yes No Partial N/A
- Dishwasher: Yes No Partial N/A
- Disposer: Yes No Partial N/A
- Wet Bar: Yes No Partial N/A
- Crawlspace: Yes No Partial N/A

I=Inspected

NI=Not Inspected

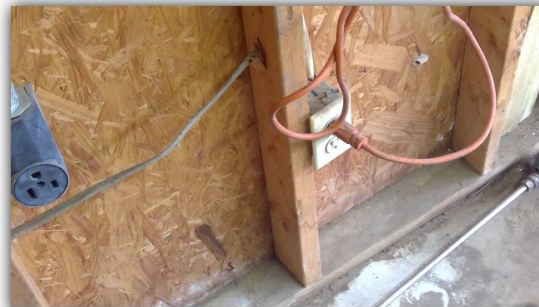
NP=Not Present

D=Deficient

I NI NP D

Pool/Spa: Yes No Partial N/A
Hydro-massage therapy equipment (Primary Tub):
 Yes No Partial N/A

- No GFCI protection at one or more location. This is considered a recognized safety hazard: All kitchen, bathroom, **garage, exterior**, crawl space, **washing machine, dryer 220 receptacle, dishwasher**, disposer, Outdoor Equipment, Hydro-massage therapy equipment and wet bar locations are required by current code to be GFCI protected.



Fixtures

- Electrical fixture missing parts / parts not installed properly



Smoke and Fire Alarms

- House does not conform to current code regarding proper presence, placement and inter-connectivity of smoke detectors

I=Inspected

NI=Not Inspected

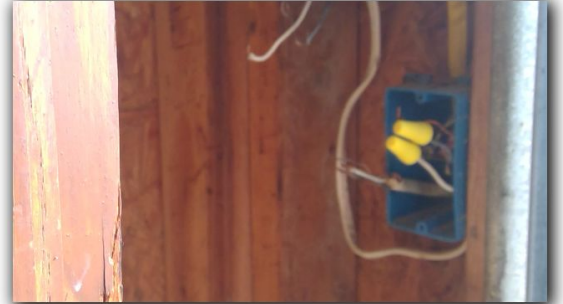
NP=Not Present

D=Deficient

I NI NP D

Other Electrical System Components

- Electrical wiring observed that was not properly terminated in a junction box, see garage..



- Electrical wiring that has not been installed in a Usual and Customary Building Practice standard manner. Installed outside of the wall cavity. Installed on top of sheetrock.



- Would recommend that a licensed and / or qualified contractor (Electrician) be consulted to make any further recommendations and / or repair

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment



Type of System: [Heating Types](#)

- Split System
- Multiple units
- Forced Air System

Energy Source: [Heating Energy Sources](#) Electric Gas

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

Comments: It is the opinion of this inspector that the heating equipment appears to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked items below.

B. Cooling Equipment



Inspector would recommend that primary condensate line be cleaned regularly on a seasonal basis

Type of System: Cooling Types

Forced air cooling unit Window units not inspected

NOTE: This TREC Inspection of the HVAC system is a limited inspection for a short amount of time. To effectively inspect an HVAC system, the system should be running for 24 hrs prior to inspection at a minimum temperature of 75 degrees with a maximum of 50% humidity. If unit was

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

not operating for a minimum of 24 hrs prior to inspection, the inspection is limited to a short term inspection of the equipment for function only. **INSPECTOR DOES NOT DESIGN THE HVAC SYSTEM OR DETERMINE DESIGN SYSTEM CALCULATIONS. PROPER SIZING OF THE HVAC SYSTEM IS NOT A PART OF THIS INSPECTION.** The inspector also does not determine SEER rating or other efficiency ratings related to the HVAC system. The SEER rating may or may not be listed on the data plate located on the HVAC system.

NOTE: HVAC systems are designed smaller in many cases due to greater efficiency of the unit, double paned windows, insulation in attic space and other factors. Inspector is not inspecting for sizing and design.

NOTE: An ideal temperature differential in a stable house where the unit has been operating for 24 hours at 75 degrees with 50% humidity is 20 degrees (Delta T). Any temperature differential less than 14 degrees is reported as DEFICIENT and inspector recommends that a licensed and qualified HVAC professional be consulted to make any further recommendations and / or repairs.

NOTE: TREC standards do not allow the inspector to operate the system if the temperature at the time of the inspection is lower than 60 degrees. If unit is not operated due to temperatures below 60 degrees, the inspector recommends that a licensed and qualified HVAC professional be consulted to make any further recommendations and / or repairs.

Temperature was below 60 degrees at the time of the inspection. Yes (46*) No

Unit was operating at the time of arrival to the house. Yes No

Thermostat temperature set at the time of arrival:74 degrees (Heat).

Secondary Pan Float Switch(es) Present? Yes No (would recommend the presence of secondary pan float switch(es))



Brand:

Trane Carrier Bryant / Payne Ruud Rheem American Standard Goodman York Lennox Heil Comfort Air Other: Cooling Brands

Model # unit 1: **SSX140421CB**

Manufacturer Date: Unknown Known:Appears to be 2012

Comments: **It is the opinion of this inspector that the cooling equipment appeared to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.**

I=Inspected

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I NI NP D

Unit #1:

Supply Air Temp: Supply Temperatures°F Return Air Temp: Temperatures°F Temp.
Differential: **Not tested due to exterior temperature at 46***.

- Rust present / observed on evaporator coil.



- Refrigerant lines not properly insulated at evaporative coil (wrong thickness per current code)



- Lack of GFCI operable exterior receptacle near unit for technician per current code.



- Refrigerant lines not properly insulated at Condenser (wrong thickness of insulation per current code)

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

C. Duct Systems, Chases, and Vents

Inspector would recommend that HVAC filters be cleaned / replaced regularly as a part of routine maintenance for the house.

NOTE: This TREC Inspection of the HVAC duct system is a limited inspection to accessible components of the system. **INSPECTOR DOES NOT DESIGN THE HVAC DUCT SYSTEM OR DETERMINE DESIGN SYSTEM CALCULATIONS. PROPER SIZING OF THE HVAC SYSTEM DUCT WORK IS NOT A PART OF THIS INSPECTION.**

Comments:

Type of Ducting: Flex Ducting Duct Board Metal

The majority of the HVAC duct system is located within inaccessible crawl space and was not inspected. Inspector did notice warm air upon opening the crawl space access door which would indicate potential warm air leakage in the duct work. Recommend a licensed HVAC professional further evaluate.

Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

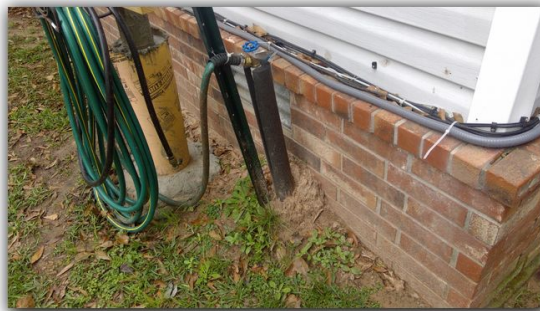
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- Front Yard Rear Yard Left side Right side Near street Near driveway
 Unknown

- Functional Flow adequate Functional Flow Inadequate

Location of main water supply valve:



- Interior Exterior Front side Rear side Left side Right side In Garage At Meter

Static water pressure reading:

- below 40 psi 40-50 psi 51-60 psi 61-70 psi 71-80 psi above 80 psi

- Lack of reducing valve over 80 psi

- Water turned off to house / System not able to be inspected.

Type of Supply Piping:

- PEX Copper CPVC Galvanized Other

Water Source: Public Private Unknown

Sewer Type: Public Private Unknown

Comments: It is the opinion of this inspector that the plumbing system, distribution systems and fixtures appeared to be performing their intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Attic Space

Comments: _____

Sinks

Comments: _____

- Sink stopper missing or damaged in primary bath sink right side



Bathtubs and Showers

Comments: _____

- Drain stop inoperable in hall bathroom tub.



Commodes

Comments: _____

- Loose toilet at floor mounting in primary bathroom.



- Toilet plastic anchor bolt covers missing, see primary bathroom.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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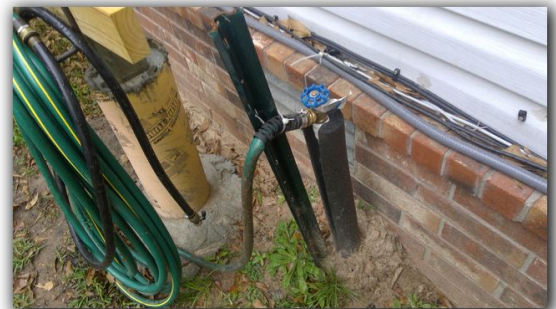
Washing Machine Connections

Comments: _____

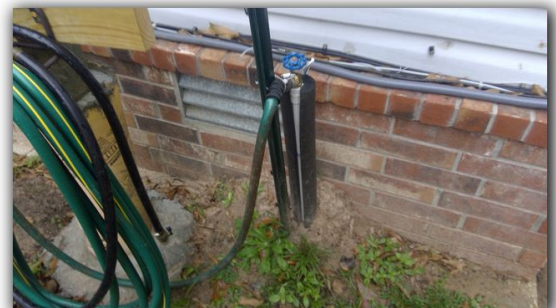
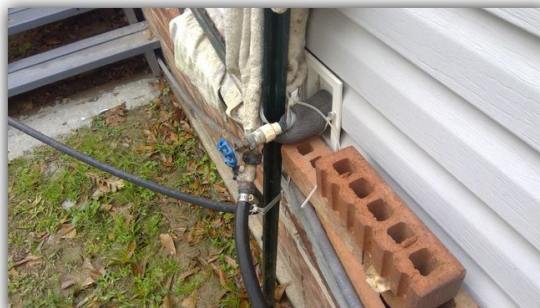
Exterior Plumbing

Comments: _____

- Exterior hose bibs do not have back-flow prevention at one or more exterior hose bib locations.



- Proper insulation needed on exterior exposed water lines / plumbing



Other Plumbing Components

Comments: _____

Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Drains, Wastes, and Vents



Bath traps inaccessible in one or more locations. Areas under tubs and other aspects of the DWV system is not visible for inspection.

"Hydro-static testing of underground plumbing is not a part of this inspection

Comments: It is the opinion of this inspector that the Drains, Wastes and Vents system appeared to be performing their intended function at the time of the inspection with the exception of the observed / noted / checked (deficient) items noted below.

C. Water Heating Equipment



Energy Source: Water Heating Energy Sources Gas Electric

Capacity: unit 1: 30 gallon 40 gallon 50 gallon On Demand

Capacity: unit 2: 30 gallon 40 gallon 50 gallon On Demand

Water heater TPR (Temperature / Pressure / Relief) valve piping termination point could not be positively confirmed at the time of inspection. Some areas of the piping were covered by insulation or storage items rendering some of the piping inaccessible for inspection. The TPR valve is not tested by TREC standards if the termination point cannot be positively confirmed and that damage will not occur to the structure if activated.

Rheem Bradford White State Select Whirlpool General Electric Kenmore American WHC A.O. Smith US Craftsman Rinnai

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Model # (unit 1) **XE30T06ST45U1**

Manufactured Date: Unknown Known / Year: Appears to be 2017

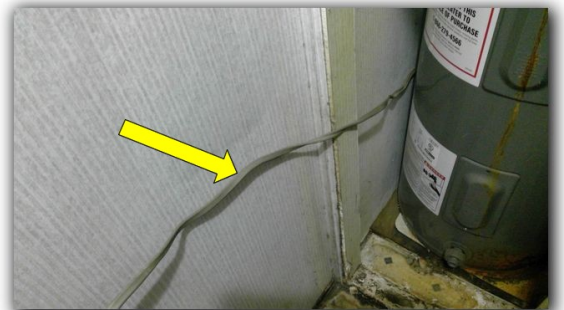
Single water heating unit Multiple water heating units

Comments: It is the opinion of this inspector that the water heating equipment appears to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

- Lack of pan and drain system/improper termination of water heating equipment.
- Wiring clamp / bushing needed at wiring entrance at the water heating equipment.



- Water heater electrical connection is not professionally installed per usual and customary building practices and is unsafe in current condition.



- Water heating unit appeared to be leaning and did not appear to be supported properly.
- Water leaking evidence observed around the water heating unit.

I=Inspected

NI=Not Inspected

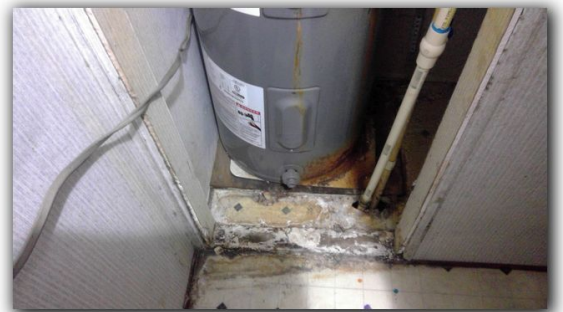
NP=Not Present

D=Deficient

I	NI	NP	D
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Leakage / Floor rot observed around water heater and water heater appears to be in danger of collapsing through the floor.



Inspection of water heating equipment was limited due to inadequate access and wood rot damaged flooring.

Water heater Temperature and Pressure Relief Valve

Water heater T & P valve piping does not have proper termination per current code.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Other

Comments:

V. APPLIANCES

A. Dishwashers



Comments: It is the opinion of this inspector that the dishwasher equipment appeared to be performing its intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

B. Food Waste Disposers

Comments: It is the opinion of this inspector that the food waste disposer appeared to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

I=Inspected

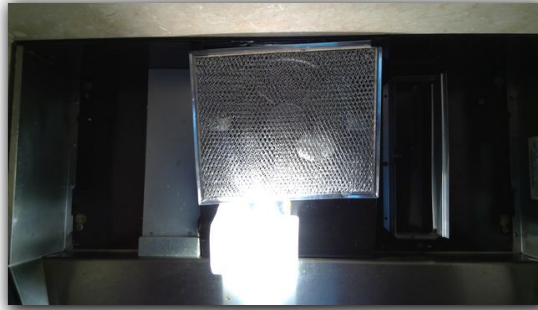
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Range Hood and Exhaust Systems



Comments:

It is the opinion of this inspector that the internally vented range hood and exhaust systems appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

D. Ranges, Cooktops, and Ovens



Comments: **It is the opinion of this inspector that the ranges, cooktops, and oven equipment was performing its intended function at the time of the inspection except for the observed / noted / checked items below.**

Range / Stove Type: Electric Gas

Absence of anti-tilt device observed at range per current standards.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Oven(s):

- Unit #1: Electric Gas
Tested at 350°F, Variance noted: 0°F (max 25°F)
- Unit #2: Electric Gas
Tested at 350°F, Variance noted: 0°F (max 25°F)

Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

- E. Microwave Ovens

Comments:

Counter top microwave present but not a part of the inspection (not built-in)



- F. Mechanical Exhaust Vents and Bathroom Heaters



Comments: **It is the opinion of this inspector that the mechanical exhaust vents and bathroom heaters appeared to be performing their intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.**

- Lack of exhaust ventilator where required by current code. See utility room (no ventilator present and no openable window present).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

G. Garage Door Operators



Comments:

It is the opinion of this inspector that the garage door operator equipment DID NOT appear to be performing its intended function at the time of the inspection with the following observed / noted / checked (deficient) items below.

Garage door operator was not plugged in / hooked up / connected and could not be inspected



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

It is recommended that the dryer vent be properly cleaned by a professional prior to using vent. There are components of the dryer exhaust vent system that are not accessible and cannot be inspected.



Comments: It is the opinion of this inspector that the dryer exhaust system appeared to be performing its intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

Dryer vent cover is not properly mounted to the exterior wall



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

-

I. Other

VI. OPTIONAL SYSTEMS

-

A. Landscape Irrigation (Sprinkler) Systems

Landscape irrigation system present in: Front Yard Rear Yard

Anti-siphon Device Present

Yes No

Rain Sensor Present

Yes No

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

Zone 1 -
Zone 2 -
Zone 3 -
Zone 4 -
Zone 5 -
Zone 6 -
Zone 7 -
Zone 8 -

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

The swimming pool equipment inspection is a limited inspection. The inspection is for function and safety per TREC standards and does not include any underground leaks (hydrostatic testing) and does not use any specialized equipment for the inspection.

The swimming pool inspection is a limited inspection. The inspection is for function and safety per TREC standards and is not a comprehensive inspection. Observation is often limited due to multiple factors including, but not limited to the following: Rippling or movement of water, leaves and debris present, under water components, etc.

The swimming pool inspection is a limited inspection. The inspection is for function and safety per TREC standards and is not an exhaustive inspection. The inspection is not intended to label cosmetic defects in plaster. Pools of different ages will have various degrees of deterioration of the plaster surface of the pool.

Type of Construction:

Gunite Stone Vinyl Tile

ABSENCE OF:

- Pool Exit Alarm
- Safety Barrier (fence) (not allowing passage of an object 4" or greater).
- Safety Barriers With Self Closing Gate
- 54" Minimum Entry Gate Latch
- Pool Heater

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Outbuildings



Comments:

Outbuilding(s) present but not a part of this inspection

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

Type of Pump: Water Pump Types

Jet Pump Submersible Pump

Type of Storage Equipment: Water Storage Equipment

Above Ground Storage Tank
 Galvanized Baffle Tank
 20 gallon 40 gallon 80 gallon

Proximity To Known Septic System: _____ft. (Requirements are for Tank to be at least 50 feet from water well and drain field lines need to be a minimum of 100 feet from the water well.)

Independent Coliform Analysis Being Provided By Independent Laboratory
 Independent Coliform Analysis Recommended

Comments:

E. Private Sewage Disposal (Septic) Systems

The private sewage disposal system inspection is a limited inspection. The inspection is for function and safety per TREC standards and does not include the unearthing or digging up of any components. Components inside the sewer tanks are inaccessible for inspection.

Type of System: Septic Systems

Aerobic system Gravity flow / Leech type system

Location of Drain Field:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Front Yard Rear Yard Left side Right side Near street Near driveway Unknown

Number of Spray Heads Observed: Septic Spray Head Number

Visible Components:

- Drain Lines Drain Line Caps / Clean-outs Tank Lids Controller / Timer

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY:

- In Excess of 50 ft. (if water well is encased in concrete) In Excess of 100 ft. (if water well is not encased in concrete) No Known Water Wells or Underground Water Supply Less Than 50 ft.

Comments:

- F. Other**



Comments:

Water filtration system present but not a part of the inspection

Summary Page

FOUNDATIONS

- Cracks observed in exterior brick walls showing some evidence that the foundation has moved / settled, see exterior wall section for photos.
- Noticeable floor elevation changes observed at multiple locations. Higher spots and lower spots observed when walking across the floor. No specialized equipment was used in the foundation inspection, see floor section for photos.
- Cracks observed in flatwork (Driveways, sidewalks, etc. Not related to foundation of structure but noted on report for potential buyer to be fully informed.

GRADING AND DRAINAGE

- Soil too high or footing level too low around the perimeter of the slab: Grade does not conform to current code requiring a 4" slab exposure between the finished grade and exterior brick.
- Splashblocks missing in some locations.
- Gutters need to be cleaned at one or more locations.
- Gutters / downspouts observed to be damaged / dented at one or more locations.
- Low areas observed in gutters that appear to be pooling water and not draining properly.

ROOF COVERING MATERIALS

- Satellite dish bases and an antenna screwed into the roof covering.
- Vent roof jacks missing or improper installation.
- Vent roof jacks appear to need maintenance / caulking / painting.
- Exposed nails at multiple locations need to be properly caulked / sealed.
- First row of shingles has not been properly sealed to the starter course of shingles below in one or more locations.
- Torn, damaged, perforated or missing shingles.
- Shingles lifted up and not properly laying down / sealed in some areas.
- Inappropriate roof covering for slope of the roof. Dimensional / tab shingles should not be used in low slope roof applications. Consult manufacturer's specifications for details, see rear porch addition.
- Significant signs of roof deterioration were observed. Gravel coming loose, pitted surfaces, fiberglass threading showing at edge of shingles, shingle corners are turning up. Would recommend contacting a roof professional to make any further recommendations and / or repairs.
- Flashing is incorrectly installed. Diverter flashing needed at all roof / wall intersections.

ROOF STRUCTURES AND ATTICS

- Deflection/Sponginess in roof surface observed in multiple locations. The photo below is representative.

WALLS (INTERIOR AND EXTERIOR)

- Sheetrock damaged (scarring / nicks / small holes) observed in sheetrock walls at one or more locations.
- Sheetrock damage observed at one or more locations where it appears the sheetrock has been damaged by animals.
- Water stains on walls at one or more locations, see garage.
- Evidence of previous repairs observed in interior walls at one or more locations
- Some mortar and / or brick cracks observed at the brick siding
- Wood rot observed in attached garage interior wood structure at one or more areas.

CEILINGS AND FLOORS

- Evidence of previous repair observed in primary and hall bathrooms where skylights were removed and decked over. Work was not performed per usual and customary building practices.
- Floor appears to be rot damaged around the water heater and into the floor of the primary bedroom closet.
- Sub-Floor squeaks in one or more areas
- Higher and lower areas observed in floor surface noticeable when walking across the floor.
- Floor covering is not installed in an usual and customary building practice manner.

DOORS (INTERIOR AND EXTERIOR)

- Damaged weather stripping observed at one or more exterior door locations

WINDOWS

- Moisture penetration observed on the window sill areas of one or more window locations. This moisture damage is typically caused by condensation on the interior side of the window soaking into the window sill area.

STAIRWAYS (INTERIOR AND EXTERIOR)

- Vertical railing spacing is greater than 4" at exterior stair balcony areas per current code.
- Improper dimensions of exterior stair risers: riser height cannot vary more than 3/8" from the lowest riser to the top riser per current code.
- Hand railing at exterior stairs not at proper height: Current code requires handrail to be installed 34" to 38" measured vertically from the bullnose of the stairs

PORCHES, BALCONIES, DECKS, AND CARPORTS

- Structural deficiencies: rear porch covering structure was not constructed per usual and customary building practices.

SERVICE ENTRANCE AND PANELS

- Bonding / grounding / wiring / ground clamp not present at the electrical service entrance panel box per current standards.
- Tree limb is in contact with the Service Entrance Conduit.
- White "neutral" type wiring used as "hot" needs to be properly identified as "hot" in panel box at one or more locations. White wiring should be wrapped with black tape or marked with a black (or other appropriate color that is not white, grey or green) marker.
- Wiring entering the panel box without appropriate clamps / bushings at knock out holes
- Exposed wiring present in electrical panel box.
- Wiring in panel box did not appear to be installed in a usual and customary building practice manner, see panel box located in the primary bedroom closet. Did not appear to be professionally installed.
- Electrical panel boxes should not be located in clothes closets, in bathrooms, or over the steps of a stairway per current code.
- Electrical panel box is not properly labeled
- Panel box does not conform to current code regarding the proper presence of arc fault protection. Arc fault protection did not enter the NEC code until 2002.
- Ground Fault Circuit Inoperable, see exterior outlet on rear of house.
- Grounding rod is not flush to grade per current code.
- Evidence of arcing or excess heat, see exterior panel box.
- Whole house surge protection did not appear to be present at the time of the inspection. This requirement came into the code in November 2020 in the NEC 2020 (242.1) code.
- Exterior disconnect does not conform to current code requiring exterior disconnect to be properly marked: EMERGENCY DISCONNECT / SERVICE DISCONNECT. This requirement came into the code in November 2020 in the NEC 2020 (230.85) code.
- A/C condensing unit #1:
Specifies max amp breaker of 35 / 22 amp minimum and a unable to determine the size of breaker in use due to lack of labeling.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Exterior receptacles do not conform to current code requiring "bubble" style covers at exterior "wet" locations
- Test indicate reverse polarity (hot / neutral reversed) at one or more locations, see garage.
- Covers needed on junction boxes at one or more locations, see kitchen area.
- No GFCI protection at one or more location. This is considered a recognized safety hazard: All kitchen, bathroom, **garage, exterior**, crawl space, **washing machine, dryer 220 receptacle, dishwasher**, disposer, Outdoor Equipment, Hydro-massage therapy equipment and wet bar locations are required by current code to be GFCI protected.
- Electrical fixture missing parts / parts not installed properly
- House does not conform to current code regarding proper presence, placement and inter-connectivity of smoke detectors
- Electrical wiring observed that was not properly terminated in a junction box, see garage.
- Electrical wiring that has not been installed in a Usual and Customary Building Practice standard manner. Installed outside of the wall cavity. Installed on top of sheetrock.

COOLING EQUIPMENT

- Rust present / observed on evaporator coil.
- Refrigerant lines not properly insulated at evaporative coil (wrong thickness per current code)
- Lack of GFCI operable exterior receptacle near unit for technician per current code.
- Refrigerant lines not properly insulated at Condenser (wrong thickness of insulation per current code)

DUCT SYSTEMS, CHASES, AND VENTS

- The majority of the HVAC duct system is located within inaccessible crawl space and was not inspected. Inspector did notice warm air upon opening the crawl space access door which would indicate potential warm air leakage in the duct work. Recommend a licensed HVAC professional further evaluate.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- Sink stopper missing or damaged in primary bath sink right side
- Drain stop inoperable in hall bathroom tub.
- Loose toilet at floor mounting in primary bathroom.
- Toilet plastic anchor bolt covers missing, see primary bathroom.
- Exterior hose bibs do not have back-flow prevention at one or more exterior hose bib locations.
- Proper insulation needed on exterior exposed water lines / plumbing

WATER HEATING EQUIPMENT

- Lack of pan and drain system/improper termination of water heating equipment.
- Wiring clamp / bushing needed at wiring entrance at the water heating equipment.
- Water heater electrical connection is not professionally installed per usual and customary building practices and is unsafe in current condition.
- Water heating unit appeared to be leaning and did not appear to be supported properly.
- Water leaking evidence observed around the water heating unit.
- Leakage / Floor rot observed around water heater and water heater appears to be in danger of collapsing through the floor.
- Inspection of water heating equipment was limited due to inadequate access and wood rot damaged flooring.
- Water heater T & P valve piping does not have proper termination per current code.

RANGES, COOKTOPS, AND OVENS

- Absence of anti-tilt device observed at range per current standards.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- Lack of exhaust ventilator where required by current code. See utility room (no ventilator present and no openable window present).

GARAGE DOOR OPERATORS

It is the opinion of this inspector that the garage door operator equipment DID NOT appear to be performing its intended function at the time of the inspection

- Garage door operator was not plugged in / hooked up / connected and could not be inspected

DRYER EXHAUST SYSTEMS

- Dryer vent cover is not properly mounted to the exterior wall