



3327 Liberty Way Drive
Missouri City, TX 77459

Prepared for:

April Scott



Inspected by

Mike Weible
Professional Inspector
TREC # 4596
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PROPERTY INSPECTION REPORT FORM

April Scott <i>Name of Client</i>	10/15/2024 <i>Date of Inspection</i>
3327 Liberty Way Drive, Missouri City, TX 77459 <i>Address of Inspected Property</i>	
Mike L Weible <i>Name of Inspector</i>	4596 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection:	<input checked="" type="checkbox"/> Buyer	<input type="checkbox"/> Selling Agent	<input type="checkbox"/> Listing Agent	<input type="checkbox"/> Occupant
Building Status:	<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Owner Occupied	<input type="checkbox"/> Tenant Occupied	
Weather Conditions:	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Rain	Outside Temp. 90 degrees
Utilities On:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No Water	<input type="checkbox"/> No Electricity	<input type="checkbox"/> No Gas

For purposes of this report, the front of the house is assumed to face WEST.

Other inspectors present for the inspection:
Leslie Martin, TREC # 7366

Conditions which are not within the scope of this inspection include, but are not limited to: infestation of or damage by wood destroying insects, lead content in paint or water supply, mold or other environmental or biological hazards, energy code compliance, formaldehyde, and asbestos. Systems which are shut down or otherwise secured can not be inspected. No destructive testing or dismantling of building components is performed.

**THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT AND IS NOT TRANSFERABLE TO ANY OTHER
THIRD PARTY.**

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension Slab on Grade

Comments:

Post tension slab on grade foundation: No apparent signs of differential foundation movement or stress indicators were observed at the time of the inspection. In the professional opinion of the inspector, the foundation appears to be performing its intended function at the time of the inspection.

Proper drainage and moisture maintenance are very important for performance of the foundation due to the expansive nature of the load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes.

This is not a structural engineering survey nor was any specialized testing done of any sub slab plumbing systems during this limited visual inspection. 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 correct and / or stop structural movement.

The climate and soil in the Houston area is unpredictable and often varies from one extreme to the next. These rapidly changing weather conditions can have an unforeseeable effects on the foundation of any home. Additionally, the inspection of the home did not include a soil sample or soil testing.

The ends of some of the post tension cables are exposed at the edge of the foundation. Recommend sealing by a qualified post tension contractor to reduce water penetration, corrosion, and failure of the cable retainer.



B. Grading and Drainage

Comments:

Drainage appears to be away from the foundation in all areas.

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C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: roof surface and ground with binoculars

Comments:

The roof covering is composition shingles, one layer, showing signs of age, such as mildew, missing and damaged shingles, and loss of granules. The roof appears to be performing its intended function at the time of the inspection, but may have limited life expectancy. Recommend further evaluation by a qualified roofing contractor.



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D. Roof Structures and Attics

Viewed From: Accessible areas of attic

Approximate Average Depth of Insulation: see below

Comments:

Type of insulation: Blown-in fiberglass
Attic ventilation is soffit vents and ridge vents.
There is no radiant barrier.

Insulation on the floor of the attic is only 2 - 6 inches.

There is evidence of small animals in the attic at some time in the past. Recommend further evaluation and remediation by a licensed pest control company.

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E. Walls (Interior and Exterior)

Comments:

Exterior walls are brick veneer with wood siding and trim.

There is rotten wood in many areas:

- at the base of the siding and trim on all sides of the garage
- at the base of the trim on the overhead garage doors
- at the window trim, door trim, and corner trim on the house.

The siding at the sides and back of the garage are loose at the bottom.

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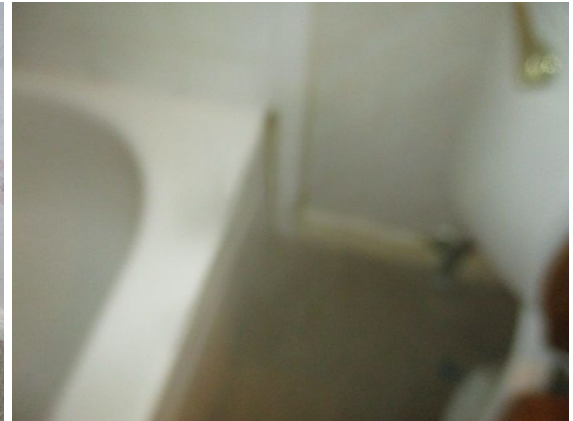
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There are high levels of moisture in the base of the interior walls on the sides of the master shower and guest tub. See 'Plumbing Systems'.



There are no weepholes in the brick mortar joints above the windows and doors.



There are holes and damage to the interior walls in many areas.

There is what appears to be water damage to the base of the interior trim around the back door. No moisture was present at the time of the inspection.

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F. Ceilings and Floors

Comments:

There are typical hairline cracks at the corners and seams of the ceilings. This does not appear to be a structural defect.

There is what appears to be water damage / water stains to the ceilings in some areas:

- family room
- master bedroom.

No moisture was present at the time of the inspection.



The linoleum flooring in the kitchen and bathrooms is damaged in some areas, especially at the edges.

The carpets are stained, damaged, and rippled in some areas.

G. Doors (Interior and Exterior)

Comments:

All doors open / close / latch normally.

The deadbolts on the front exterior door must be unlocked from the inside with a key. This is a potential fire hazard. Recommend replacing with a deadbolt that operates with a knob.

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The lock on the door to the upstairs guest bath will not stay engaged.

The side door to the garage is damaged / delaminating.

There are missing doorstops.

H. Windows

Comments:

All windows open / close and lock normally, except as noted.

There is a single broken spring at the window in the formal dining room. This window will not close far enough for the lock to engage.

The sidelight windows by the front entry door and the window at the stair landing do not appear to be tempered safety glass.

There is water damage to some of the interior windowsills, likely caused by condensation on the single-paned windows. No moisture was present at the time of the inspection.



There are many missing / damaged screens.

There are many missing / damaged blinds.

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I. Stairways (Interior and Exterior)

Comments:

All components of the stairway are in good condition at the time of the inspection.

The chair lifts on the stairs were not tested.

J. Fireplaces and Chimneys

Comments:

The damper in the fireplace opens / closes normally.

The gas supply was tested and appears to operate normally.

There is no permanent screen or enclosure at the fireplace opening.



K. Porches, Balconies, Decks, and Carports

Comments:

All driveways, sidewalks, and porches appeared to be in fair condition at the time of the inspection.

L. Other

Comments:

A thermographic scan of the interior of the house was performed with an infrared camera to detect problems such as water penetration, electrical overheating, and insulation issues. No defects were found with the infrared camera at the time of the inspection.

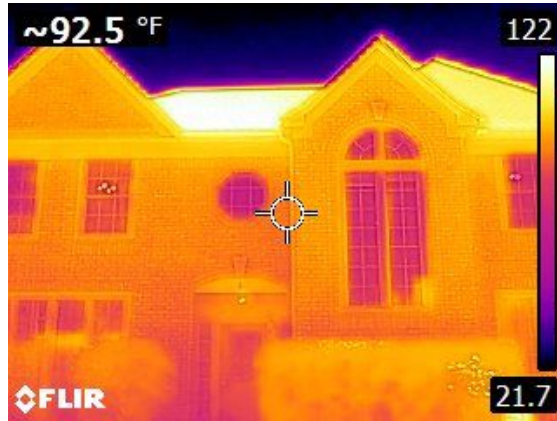
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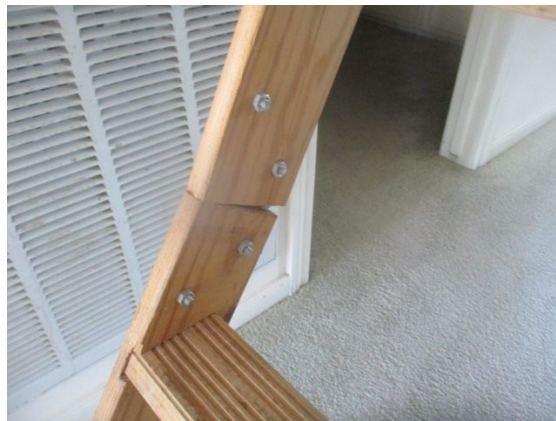
There is damage to the reflective surfaces of the bathroom mirrors.

There is damage to the kitchen countertops.

The attic stairs do not seal well when closed. Recommend repairs to reduce energy losses.



The attic access stairs should be trimmed at the bottom for proper alignment of the hinges.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Electrical service entrance wires are aluminum. The main breaker is 150 amps. The electrical panel is located in the garage.

The clamp that connects the ground wire to the ground rod is the incorrect type. It should be a clamp that is listed and approved for a ground rod, such as an acorn clamp. Additionally, the ground wire is not clamped to the ground rod.



There is no antioxidant paste on the aluminum service entrance wires where they connect to the main breaker and the neutral bus.



All of the electrical wires enter the top of the panel through one hole with none of the cables secured to the panel. Each cable is required to be secured to the panel to provide a firestop in the wall of the panel. Additionally, these wires should be stapled to the wall within 12 inches of exiting the panel. Recommend further evaluation and repair by a licensed electrician.

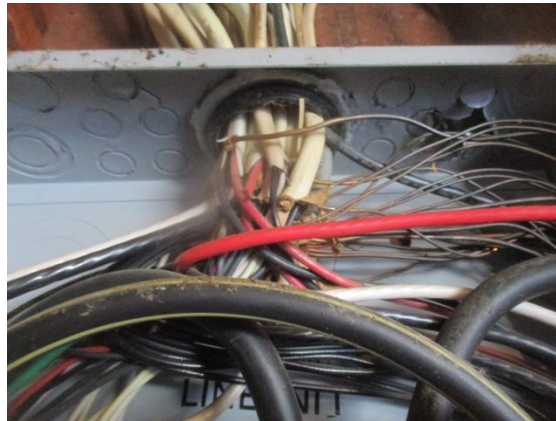
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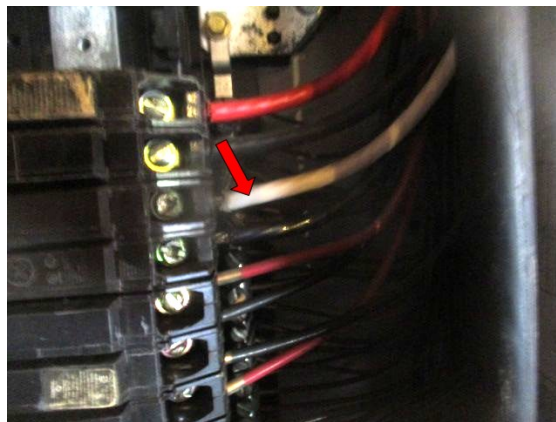
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There are white wires used as hot conductors connected to one or more of the 240 volt breakers. Normally the white wires are neutral. When used as a hot conductor, the white wires should be color coded.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Current building standards require GFCI protection to all receptacles in the kitchen, bathrooms, utility room, dishwasher, garage, and outdoors. The following receptacles are not GFCI protected. Recommend upgrading the following receptacles for safety:

- under the kitchen sink
- utility room
- front patio
- west kitchen countertop.

The GFCI receptacles on the exterior north wall and at the back patio are tripped and will not reset. There is no power to these receptacles.

There are four receptacles in the garage that do not have power, two at the interior walls

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and two in the ceiling.

The receptacle on the west wall of the southwest bedroom is not wired correctly (hot / neutral reversed).

The receptacle at the wet bar has been removed.
The light fixture in the formal living room has been removed.



The conduit on the electric cable to the cooktop is not terminated properly and a short section of the wiring is exposed.



Many of the light fixtures in the closets have exposed incandescent bulbs. Recommend replacing with fixtures that have a globe over the bulb to reduce the possibility of closet contents coming in contact with the bulb.

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There are some lights that did not come on:

- ceiling of master bathroom
- above guest tub
- above kitchen sink.

The doorbell has only one chime.

The ceiling fan in the family room needs balancing. One of the dimmer knobs for this fixture is missing.



The ceiling fan in the master bedroom would not operate.

There should be a minimum of two receptacles at the vanity in the upstairs guest bath as there are two sinks.

There is no visible bonding wire connections for the metal gas pipes and water pipes. The metal piping systems should be electrically bonded to the panel, which is grounded to the earth. These connections are usually made near the water heater.

Smoke Detectors:

Five smoke detectors were tested, and only the one in the kitchen responded to the test button.

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Four of the five smoke detectors did not respond to the test buttons. The smoke detectors are not interconnected.

There are no carbon monoxide detectors outside the bedrooms. Current building standards require carbon monoxide detectors to be installed just outside of all sleeping areas in homes with gas burning appliances. Recommend upgrading the smoke detectors outside the bedrooms to combination smoke/carbon monoxide detectors for safety.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

Downstairs:

Supply air temp: 117 Return air temp: 80 Temperature rise: 37 degrees F

Upstairs:

Supply air temp: 125 Return air temp: 81 Temperature rise: 44 degrees F

Temperature rise for a gas heating system is normally between 35 and 55 degrees.

No carbon monoxide was detected while the heating system was in operation.

Inspecting the heat exchanger for cracks requires dismantling of the system and is outside the scope of this inspection.

B. Cooling Equipment

Type of Systems: Central

Comments:

Downstairs: Condensing unit: 3 1/2 tons Manufactured: 2014 Refrigerant: R410A

Supply air temp: 59 Return air temp: 75 Temperature drop: 16 degrees F

Upstairs: Condensing unit: 3 1/2 tons Manufactured: 2014 Refrigerant: R410A

Supply air temp: 56 Return air temp: 75 Temperature drop: 19 degrees F

Temperature drop is normally between 15 and 20 degrees.

C. Duct Systems, Chases, and Vents

Comments:

No loose or damaged ducts were observed.

Recommend replacing the media filters in the heating / cooling systems in the attic every 6 months.

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There is what appears to be fungal growth on most of the heating / cooling vents and on the adjacent walls and ceiling. Recommend further investigation and cleaning of the duct system by a qualified contractor.



There is no heating / cooling vent in the master toilet room.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: by the street on the north side of the front yard

Location of main water supply valve: see below

Static water pressure reading: 60 p.s.i.

Type of supply piping material: copper

Comments:

Unable to locate the main water shut off valve.

There are high levels of moisture in the base of the interior walls on the sides of the master shower and guest tub. There are cracks and gaps in the grout and caulking around tubs, shower pans, tub spouts, and faucets. There are what appear to be cracks in the master shower floor. Recommend repairs by a licensed plumber to prevent water penetration in the walls.



There is a leaky flapper in the master toilet. When the water supply valve is turned off, there is still water supply to this fixture. Additionally, this toilet seat is loose. Recommend further investigation and repair by a licensed plumber.

There is no water supply to the bar sink. There are high levels of moisture in the wall around the valve below and excessive corrosion on the connections under this sink. Recommend further investigation and repair by a licensed plumber.

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There are leaks from the connections at the back of the shower head and from the faucet handle in the guest tub.

There are leaks from the connections at the back of both master shower heads. There is low water pressure to the hand-held sprayer in the master shower.

The master shower door is missing.

The master tub and the faucet handles at the master tub are not installed properly.



There is no handle on the outside faucet on the exterior north wall by the condensing units.

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The hand-held sprayer at the kitchen sink is not connected to the water supply.

Recommend installing anti-siphon valves on all outside faucets to prevent backflow.

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

All drains appear to flow normally at the time of the inspection.

There is no stopper in the master tub.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallons

Comments:

Number of water heaters: 1

Manufactured: 2021

The water heater tank should be drained and flushed once a year to prevent sediment and buildup of hard water deposits in the tank.

The temperature / pressure relief valve for the water heater is stuck. Recommend replacement of the valve by a licensed plumber.

D. Hydro-Massage Therapy Equipment

Comments:

The spa tub in the master bathroom with 6 jets was tested.

The GFCI receptacle for the spa pump (located in the adjacent closet) does not respond to a GFCI tester.

The receptacle under the tub is not attached to the studs under the tub.

Recommend repair by a qualified contractor and testing regularly.

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: north side of the house

Type of gas distribution piping material: black steel with flex connectors at the gas appliances

Comments:

All accessible gas connections were checked for leaks with a combustible gas detector and no leaks were found.

The sediment trap in the gas line to the water heater is not installed properly.



F. Other

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher was operated through a normal cycle.

B. Food Waste Disposers

Comments:

The garbage disposal appears to operate normally, except as noted.

The disposal is noisy and vibrates when operated.

C. Range Hood and Exhaust Systems

Comments:

The downdraft fan was tested and vents to the outside.

D. Ranges, Cooktops, and Ovens

Comments:

Electric cooktop and electric oven.

Two of the five burners were tested on high / medium / low.

The light and the timer for the oven were tested.

The oven was tested at 350 degrees on a setting of 350 degrees.

The knobs for the two left burners could not be turned.



E. Microwave Ovens

Comments:

The built-in microwave does not work / does not heat a bowl of water.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

All bathroom exhaust fans appear to operate normally and vent to the outside.

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There is no exhaust fan or openable window in the utility room.

There is no cover on the bathroom exhaust fan in the upstairs guest bath.

G. Garage Door Operators

Comments:

The garage door opener will not go down when the button is depressed. Recommend repair by a qualified garage door contractor.

The extension springs on both sides of the smaller garage door are broken. This door can not be opened manually. Recommend replacement of the springs by a qualified garage door specialist.

H. Dryer Exhaust Systems

Comments:

The dryer appears to be intended to vent through the exterior south wall, but there is no airflow through this vent when the dryer is operated. The mesh installed on the termination of the duct appears to be completely clogged with lint. Recommend further investigation and repair to ensure the dryer vents directly to the outside.

The electrical receptacle for the dryer is the older style 3 prong plug. Most new dryers require a 4 prong receptacle.

I. Other

Comments:

The refrigerators, washer, and dryer are outside the scope of the inspection and were not tested.

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Additional Comments

The house was vacant at the time of the inspection.

Recommend that all repairs and further investigations be completed before the close of escrow.

Report Summary

This report summary repeats all comments in the report which are listed as "Deficiency". It is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

Property: 3327 Liberty Way Drive

Client: April Scott

Inspector: Mike L Weible

Inspection Date: 10/15/2024

FOUNDATIONS

- **The ends of some of the post tension cables are exposed at the edge of the foundation. Recommend sealing by a qualified post tension contractor to reduce water penetration, corrosion, and failure of the cable retainer.**

ROOF COVERING MATERIALS

- **The roof covering is composition shingles, one layer, showing signs of age, such as mildew, missing and damaged shingles, and loss of granules. The roof appears to be performing its intended function at the time of the inspection, but may have limited life expectancy. Recommend further evaluation by a qualified roofing contractor.**

ROOF STRUCTURES AND ATTICS

- **Insulation on the floor of the attic is only 2 - 6 inches.**
- **There is evidence of small animals in the attic at some time in the past. Recommend further evaluation and remediation by a licensed pest control company.**

WALLS (INTERIOR AND EXTERIOR)

- **There is rotten wood in many areas:**
 - **at the base of the siding and trim on all sides of the garage**
 - **at the base of the trim on the overhead garage doors**
 - **at the window trim, door trim, and corner trim on the house.**
- The siding at the sides and back of the garage are loose at the bottom.**
- **There are high levels of moisture in the base of the interior walls on the sides of the master shower and guest tub. See 'Plumbing Systems'.**
 - **There are no weepholes in the brick mortar joints above the windows and doors.**
 - **There are holes and damage to the interior walls in many areas.**
 - **There is what appears to be water damage to the base of the interior trim around the back door. No moisture was present at the time of the inspection.**

CEILINGS AND FLOORS

- There is what appears to be water damage / water stains to the ceilings in some areas:
 - family room
 - master bedroom.

No moisture was present at the time of the inspection.

- The linoleum flooring in the kitchen and bathrooms is damaged in some areas, especially at the edges.
- The carpets are stained, damaged, and rippled in some areas.

DOORS (INTERIOR AND EXTERIOR)

- The deadbolts on the front exterior door must be unlocked from the inside with a key. This is a potential fire hazard. Recommend replacing with a deadbolt that operates with a knob.
- The lock on the door to the upstairs guest bath will not stay engaged.
- The side door to the garage is damaged / delaminating.
- There are missing doorstops.

WINDOWS

- There is a single broken spring at the window in the formal dining room. This window will not close far enough for the lock to engage.
- The sidelight windows by the front entry door and the window at the stair landing do not appear to be tempered safety glass.
- There is water damage to some of the interior windowsills, likely caused by condensation on the single-paned windows. No moisture was present at the time of the inspection.
- There are many missing / damaged screens.
- There are many missing / damaged blinds.

FIREPLACES AND CHIMNEYS

- There is no permanent screen or enclosure at the fireplace opening.

OTHER

- There is damage to the reflective surfaces of the bathroom mirrors.
- There is damage to the kitchen countertops.
- The attic stairs do not seal well when closed. Recommend repairs to reduce energy losses.
- The attic access stairs should be trimmed at the bottom for proper alignment of the hinges.

SERVICE ENTRANCE AND PANELS

- The clamp that connects the ground wire to the ground rod is the incorrect type. It should be a clamp that is listed and approved for a ground rod, such as an acorn clamp. Additionally, the ground wire is not clamped to the ground rod.
- There is no antioxidant paste on the aluminum service entrance wires where they connect to the main breaker and the neutral bus.
- All of the electrical wires enter the top of the panel through one hole with none of the cables secured to the panel. Each cable is required to be secured to the panel to provide a firestop in the wall of the panel. Additionally, these wires should be stapled to the wall within 12 inches of exiting the panel. Recommend further evaluation and repair by a licensed electrician.
- There are white wires used as hot conductors connected to one or more of the 240 volt breakers. Normally the white wires are neutral. When used as a hot conductor, the white wires should be color coded.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Current building standards require GFCI protection to all receptacles in the kitchen, bathrooms, utility room, dishwasher, garage, and outdoors. The following receptacles are not GFCI protected. Recommend upgrading the following receptacles for safety:
 - under the kitchen sink
 - utility room
 - front patio
 - west kitchen countertop.
- The GFCI receptacles on the exterior north wall and at the back patio are tripped and will not reset. There is no power to these receptacles.
- There are four receptacles in the garage that do not have power, two at the interior walls and two in the ceiling.
- The receptacle on the west wall of the southwest bedroom is not wired correctly (hot / neutral reversed).
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- The receptacle at the wet bar has been removed. The light fixture in the formal living room has been removed.
- The conduit on the electric cable to the cooktop is not terminated properly and a short section of the wiring is exposed.
- Many of the light fixtures in the closets have exposed incandescent bulbs. Recommend replacing with fixtures that have a globe over the bulb to reduce the possibility of closet contents coming in contact with the bulb.
- There are some lights that did not come on:
 - ceiling of master bathroom
 - above guest tub
 - above kitchen sink.
- The doorbell has only one chime.
- The ceiling fan in the family room needs balancing. One of the dimmer knobs for this fixture is missing.
- The ceiling fan in the master bedroom would not operate.
- There should be a minimum of two receptacles at the vanity in the upstairs guest bath as there are two sinks.
- There is no visible bonding wire connections for the metal gas pipes and water pipes. The metal piping systems should be electrically bonded to the panel, which is grounded to the earth. These connections are usually made near the water heater.
- Four of the five smoke detectors did not respond to the test buttons. The smoke detectors are not interconnected.
- There are no carbon monoxide detectors outside the bedrooms. Current building standards require

carbon monoxide detectors to be installed just outside of all sleeping areas in homes with gas burning appliances. Recommend upgrading the smoke detectors outside the bedrooms to combination smoke/carbon monoxide detectors for safety.

DUCT SYSTEMS, CHASES, AND VENTS

- There is what appears to be fungal growth on most of the heating / cooling vents and on the adjacent walls and ceiling. Recommend further investigation and cleaning of the duct system by a qualified contractor.
- There is no heating / cooling vent in the master toilet room.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- Unable to locate the main water shut off valve.
- There are high levels of moisture in the base of the interior walls on the sides of the master shower and guest tub. There are cracks and gaps in the grout and caulking around tubs, shower pans, tub spouts, and faucets. There are what appear to be cracks in the master shower floor. Recommend repairs by a licensed plumber to prevent water penetration in the walls.
- There is a leaky flapper in the master toilet. When the water supply valve is turned off, there is still water supply to this fixture. Additionally, this toilet seat is loose. Recommend further investigation and repair by a licensed plumber.
- There is no water supply to the bar sink. There are high levels of moisture in the wall around the valve below and excessive corrosion on the connections under this sink. Recommend further investigation and repair by a licensed plumber.
- There are leaks from the connections at the back of the shower head and from the faucet handle in the guest tub.
- There are leaks from the connections at the back of both master shower heads. There is low water pressure to the hand-held sprayer in the master shower.
- The master shower door is missing.
- The master tub and the faucet handles at the master tub are not installed properly.
- There is no handle on the outside faucet on the exterior north wall by the condensing units.
- The hand-held sprayer at the kitchen sink is not connected to the water supply.
- Recommend installing anti-siphon valves on all outside faucets to prevent backflow.

DRAINS, WASTES, AND VENTS

- There is no stopper in the master tub.

WATER HEATING EQUIPMENT

- The temperature / pressure relief valve for the water heater is stuck. Recommend replacement of the valve by a licensed plumber.

HYDRO-MASSAGE THERAPY EQUIPMENT

- The GFCI receptacle for the spa pump (located in the adjacent closet) does not respond to a GFCI tester.
The receptacle under the tub is not attached to the studs under the tub.
Recommend repair by a qualified contractor and testing regularly.

GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

- The sediment trap in the gas line to the water heater is not installed properly.

FOOD WASTE DISPOSERS

- The disposal is noisy and vibrates when operated.

RANGES, COOKTOPS, AND OVENS

- The knobs for the two left burners could not be turned.

MICROWAVE OVENS

- The built-in microwave does not work / does not heat a bowl of water.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- There is no exhaust fan or openable window in the utility room.
- There is no cover on the bathroom exhaust fan in the upstairs guest bath.

GARAGE DOOR OPERATORS

- The garage door opener will not go down when the button is depressed. Recommend repair by a qualified garage door contractor.
- The extension springs on both sides of the smaller garage door are broken. This door can not be opened manually. Recommend replacement of the springs by a qualified garage door specialist.

DRYER EXHAUST SYSTEMS

- The dryer appears to be intended to vent through the exterior south wall, but there is no airflow through this vent when the dryer is operated. The mesh installed on the termination of the duct appears to be completely clogged with lint. Recommend further investigation and repair to ensure the dryer vents directly to the outside.
- The electrical receptacle for the dryer is the older style 3 prong plug. Most new dryers require a 4 prong

receptacle.