Property Inspection Report

Texas Premium Inspections

Inspector: Derek Pages

Derek Pages 22739
Texas Premium Inspections

16203 Oak Lace Ln
Inspection Prepared For: Marcelo Lopez
Agent: Lawrence Cevellos - Vive Realty

Date of Inspection: 2/26/2025
Year Built: 1997 Size: 1288
Weather: 55° F, Partly Cloudy, Faces East, Vacant

PROPERTY INSPECTION REPORT FORM

Marcelo Lopez	2/26/2025
Name of Client	*Date of Inspection*
16203 Oak Lace Ln, Magnolia, TX 77355	
Address of Inspected Property	
Derek Pages	22739
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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.

RESPONSIBILTY 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).

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

***NOTE*: We DO NOT and CANNOT test or inspect for MOLD, MOLD SPORES, AIR QUALITY, LEAD PAINT, ASBESTOS, DEFECTIVE DRYWALL, etc. anywhere inside or outside the home. If you feel it necessary to have a thorough inspection for those items, you will need to contact a specialized licensed inspector that is properly certified preferably before your option period has expired.**

This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risks 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspections, 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.

The inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number and or email) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including but not limited too telephone and or email) regarding special services to benefit you and your family. You have the complete opportunity to opt out at any time.

Digital Images: photos are not a requirement of the inspection standards and not included in the fee. Any courtesy digital pictures, images or illustrations in the Report or Summary &Addenda are a random sampling of the conditions or damages in a representative number of areas chosen and should not be considered to show all of the damages, conditions or deficiencies observed. There will be some conditions, damages, and or deficiencies not represented with digital images or not included in the Report or Summary. Photo use does not suggest any more or less of importance.

Texas Premium Inspections reserves the right to revise and or change making corrections to the report within the 48 hr allotted time allowed by TREC.

I hereby certify that I have no interest in this property or its improvements and that neither the retention of the Inspector to perform this inspection nor the compensation thereof is contingent on the cost or extent of any reported condition, association or relationship with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State of Texas. At each time of sale the property is recommended to be inspected as additional disclosures and repairs may become evident to any newer standards developed. It is recommended that all properties be re-inspected every two (2) years in order to keep up with any new standards developed or added and safety concerns.

Reports are non-transferable and may not be used or relied upon by other parties without the written consent of both Client and Company.

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X			X	A. Foundations

Type of Foundation(s):
• The Foundation construction consisted of Pier and Beam supports.

Comments:
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of this crawlspace. Notable deficient items will be listed in this report.
• This crawlspace was accessed through a foundation hatch at the left side of the house.
• The crawlspace had a dirt floor.
• Although no major pier leaning was visible at inspection, evidence of foundation settlement is present in other areas of the structure. Recommend a qualified, licensed foundation company to evaluate, assess and offer remedies for possible repairs, as needed, before your Inspection Objection Deadline has expired.
• No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.
• Insulation has been underneath of the structure, is loose or falling, allowing unwanted conditions to decay the sub-flooring and structure.


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Crawlspace


Crawlspace

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

I	NI	NP	D

Crawlspace

Crawlspace

Crawlspace

Leaking drain in crawlspace

X				B. Grading and Drainage

Comments:
• The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.
• The building site had a minor slope.

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I	NI	NP	D	
X			X	C. Roof Covering Materials

Type(s) of Roof Covering:
• The roof was covered with composition fiberglass asphalt shingles, also called "architectural" or dimensional" shingles.Composition shingles are composed of multiple layers bonded together and are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Viewed From / Roof Type:
• The Inspector inspected the roof and its components by walking the roof, after entering on the front of the structure by ladder.

Comments:
• The home had a gabled roof.
• The inspector observed one or more deficiencies when inspecting roof edge flashing. Notable deficient items will be listed in this report.
• The Inspector observed one or more deficiencies in the condition of the underlayment visible at the time of the inspection. Notable deficient items will be listed in this report.
Most underlayment was hidden by the roof-covering material and was not inspected.
• The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or proper installation.
• The Inspector observed one or more deficiencies in the condition of the roof covering. Notable deficient items will be listed in this report.
• Asphalt composition shingles covering the roof of this home exhibited moderate general deterioration commensurate with the age of the roof. They appeared to be adequately protecting the underlying home structure at the time of the inspection.

• The inspector observed no apparent deficiencies in the condition of roof flashing. They were in satisfactory condition at the time of the inspection.
• The Inspector observed a one or more deficiencies in the condition of the vents. Notable deficient items will be listed in the report.
• Roof edge flashing was improperly installed in places. When asphalt-saturated felt paper underlayment is used, it should overlap roof edge flashing at the eves, and be overlapped by the flashing at the rakes. This condition may cause moisture damage to roof sheathing in the affected areas from wood decay and/or delamination.
• Some areas of the roof were missing roof edge flashing. Lack of roof edge flashing leaves the edges of roof sheathing and underlayment exposed to potential moisture damage from wood decay and/or delamination. The inspector recommends replacement of roof edge flashing in areas where it is missing.
• One or more shingles are deteriorated to the point that the fiberglass is present and showing in various locations on the roof covering. Inspector cannot determine the length of life left in the roof covering and recommends that you have a qualified roofing company evaluate and report on their findings before your buying option period has expired.

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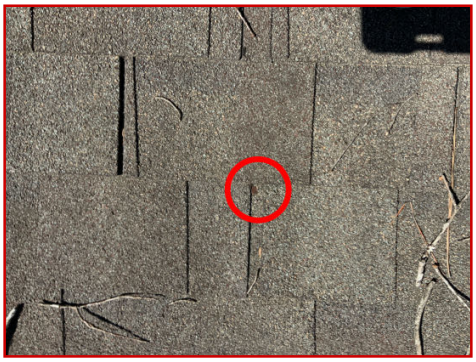
I	NI	NP	D

- Exposed nail heads are evident and should be sealed to avoid water penetration.
- Debris should be removed from the roof to avoid moisture damage to the shingles.
- One or more rubber vent boots were concave and will trap and or allow water to penetrate the roof structure.

Laminated (architectural) shingles

Concave vent boot

Example of fiber glass visible in shingle surface



Example of exposed nail heads

Example of missing drip edge

Example of improper felt overlap at dripedge

Roof general

Roof general

Roof general

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I	NI	NP	D	
	X			D. Roof Structure and Attics

Viewed From:
Approximate Average Depth of Insulation:
Comments:
• The home had a low-slope roof which had no attic space and no access hatch was provided for inspection of roof framing.
The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition.

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

I	NI	NP	D	
X			X	E. Walls (Interior and Exterior)

Wall Materials:
• Some, or all, of the exterior walls of the home were covered with wood siding.
• Interior walls are covered with drywall.

Comments:
• The Inspector observed one or more deficiencies in the condition of wood siding covering the exterior walls of the home. Notable deficient items will be listed in this report.
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of walls in the home interior. Notable deficient items will be listed in this report.
• Typical drywall flaws were observed. This condition is mainly cosmetic in nature and should be patched.
• Evidence of patching on interior walls was observed.
• Exterior walls of the home had areas of damaged and/or missing wood siding, which should be repaired or replaced, as needed, to help prevent damage to the home materials, the exterior wall structure and/or to prevent development of unwanted organic growth from moisture intrusion.
• Larger than typical cracks were noted on interior walls. This condition could indicate greater than normal movement within the structure, recommend further evaluation and correction, as needed, by a qualified professional.
• Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection.
• Stains on the walls in the bedroom closet, which were visible at the time of the inspection, appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. Recommend further evaluation and repair, as needed, by a qualified professional.
• Some areas of interior walls appear to have a black, possibly organic, substance on them. The inspectors cannot determine cause, test for or determine the specific substance (soot, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, “If you believe that you may have a hidden mold problem, consider hiring a professional.” (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we recommend contacting a lab-certified company to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present.
• A wall in the bedroom had a hole that appeared to be doorknob damage. The Inspector recommends correction by a qualified drywall or painting contractor.

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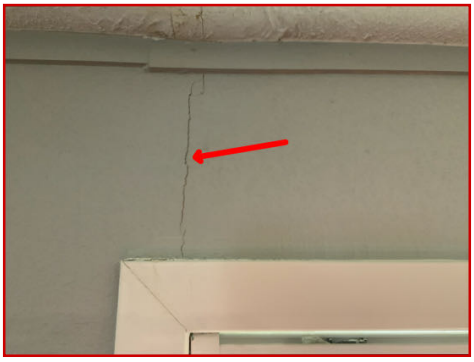
I	NI	NP	D

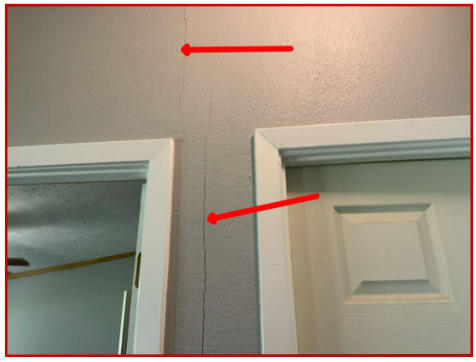
Example of damaged siding

Elevated moisture levels and damage visible in water heater panel

Elevated moisture levels and damage in wall by water heater



Example of wall cracks



Example of wall cracks

Example of door knob damage in bedroom

Example of wall patches

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

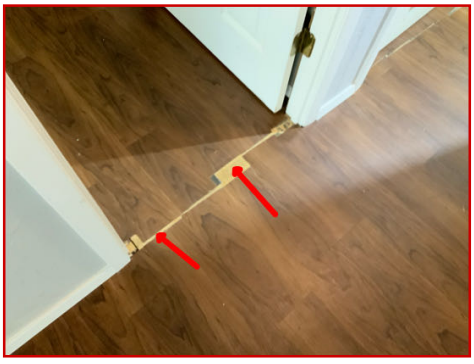
I	NI	NP	D
X			X

F. Ceilings and Floors

Ceiling and Floor Materials:
- Ceilings are covered with drywall.
- Floors are covered with vinyl and painted plywood.

Comments:
- At the time of the inspection, the Inspector observed one or more deficiencies in the condition of ceilings in the home. Notable deficient items will be listed in the appropriate place in this report.
- Patching was visible on the ceiling in one or more locations.
- At the time of the inspection, the Inspector observed a one or more deficiencies of the floors in the home. Notable deficient items will be listed in the report.
- At the time of inspection, the Inspector observed a few deficiencies in the condition of the vinyl floors of the home. Notable exceptions will be noted in the report.
- Stains on the ceiling in the living room, which were visible at the time of the inspection, appeared to be the result of moisture intrusion from roof leakage. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, indicating that the source of moisture may have been corrected, or leakage may be intermittent. You should ask the seller about this condition.
- Stains on the ceiling in the living room, which were visible at the time of the inspection, appeared to be the result of roof leaks. The moisture meter showed elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the leakage has been recent. The source of leakage should be identified and corrected, and the ceiling properly repaired.
- Small cracks were observed on the ceiling. This is, generally, not a structural issue but mainly a minor settling event of the structure and should not be a concern. Recommend patching to resolve the issue.
- Installation of vinyl flooring in the home was incomplete, leaving the subfloor exposed in areas.
- The home had minor vinyl floor damage visible at the time of the inspection.
- Sub floor at the base of the toilet, in the hallway bathroom, was deteriorated with elevated moisture levels at the time of inspection. Recommend further evaluation and correction, as needed, by a qualified professional.

Moisture stain in living room ceiling, elevated moisture levels detected at inspection



Incomplete flooring installation/exposed subfloor

Example of ceiling patches

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

I	NI	NP	D

Sub floor behind toilet is completely deteriorated

Elevated moisture levels in sub floor at toilet

X			X	G. Doors (Interior and Exterior)

Comments:

• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of exterior doors. Notable deficient items will be listed in this report.

• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of the interior doors. Notable deficient items will be listed in this report.

• One or more exterior doors had minor damage visible.

• Trim around one or more exterior doors had minor damage.

• The door to the exterior had loose hinges. This condition should be corrected for proper door operation and to prevent worsening damage.

• Air leakage around exterior doors was apparent at the time of the inspection. Methods used to prevent air leakage at doors typically include installation of air sealant strips around door jambs and installation of sweeps (a sweep is a rubber strip that attaches to the bottom of a door to seal the gap between the bottom of the door and the threshold).
Homes without effective seal against air leakage at doors will incur higher annual heating/cooling costs and occupants may experience lower comfort levels than with a similar home with doors effectively weather-sealed.

• One or more doors to the exterior rubbed on the flooring and needs repair.

• An exterior door in the rear of the house was binding on the threshold and was difficult to open or close.

• Some doorways were visibly out of square and doors did not close. This condition may indicate substantial settling within the structure.

• An interior door, to the bedroom, was binding on the jamb and did not operate properly.

• An interior door, to the bathroom, closet, was binding on the jamb and would not close.

• Interior doors in the home exhibited severe damage or deterioration at the time of the inspection.

• One or more interior doors were missing a stop. This condition may result in wall damage. The Inspector recommends that a stop be installed to protect the wall.

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

I	NI	NP	D

Rear entry binds on threshold

Loose hinge/stripped screws at front door

Example of uneven interior door

Example of damage to interior door

Bedroom door binds on jamb

Example of interior door damage

Closet door binds on jamb, will not close

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

I	NI	NP	D
X			X

H. Windows

Window Types:
• single hung windows are present.

Comments:
• The Inspector observed one or more deficiencies in the condition of window exteriors at the time of the inspection. Notable deficient items will be listed in this report.
• Windows were a double pane glazing with an air gap insulation.
• Windows appear to be made of aluminum.
• At the time of the inspection, the Inspector observed one or more deficiencies in the interior condition and operation of windows of the home. Notable deficient items will be listed in this report.
• Windows in the home exhibited moderate deterioration.
• It is desirable to replace window screens that are missing. This present owner should be consulted regarding any screens that may be in storage.
• A exterior window to the front of the home had severe damage visible at the time of the inspection. The window may require replacement.
• One or more Windows sills in the home exhibited moderate damage that appeared to be from moisture intrusion. Sealant around the window exteriors should be re-applied as necessary to avoid continuing damage. Any interior damage should be properly repaired, as needed, by a qualified professional.

Example of missing screens

Example of deterioration at interior window sill

Master bedroom, broken window

I	NI	NP	D
		X	

I. Stairways (Interior and Exterior)

Comments:

I	NI	NP	D
		X	

J. Fireplaces and Chimneys

Locations:
Types:
Comments:

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

I	NI	NP	D	
X			X	K. Porches, Balconies, Decks, and Carports

Comments:
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of the structure of this deck. Notable deficient items will be listed in this report.
This inspection is designed to ensure that framing is in compliance with good building practices based on the Inspector's past experience and familiarity with building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications.

• The deck structure rested upon treated wood columns.
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of the deck foundation. Notable deficient items will be listed in this report.
• The basic deck structure was built of wood.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the method of deck attachment to the home.
• Deck planking (the walking surface) was composed of wood.
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of the deck planking (the walking surface). Notable deficient items will be listed in this report.
• Guardrail assemblies protecting the deck were made of wood.
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the deck guardrail assemblies.
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of these exterior stairs. Notable deficient items will be listed in this report.
• This staircase was constructed of wood.
• The treads of this staircase were made of wood.
• One or more posts, supporting the deck, had contact with soil at the time of the inspection. Wood in contact with soil will eventually decay and the decayed areas will crush under the weight of the load they support, compromising the deck structure. The Inspector recommends that all posts, supporting the deck structure, be appropriately protected from contact with soil by a qualified professional.

• As of 2008, the NEC added the following requirement:
Balconies, decks and porches that are accessible from inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck or porch. The receptacle shall not be located more than 6 1/2 feet (2m) above the balcony, deck or porch surface. With the exception to the rule - if the deck is under 20 sq feet.
• Deck planking (the walking surface) had moderate wear or deterioration visible at the time of the inspection. Routine maintenance will improve its lifespan.
• The front exterior staircase had no handrail. Generally-accepted current safety standards mandate that stairs with 4 or more risers should have a handrail.

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

I	NI	NP	D

Deck

Deck general

Deck general

Deck general

Deck general

Hole in cover for tree that has been removed

Missing handrail

X			X	L. Address / WDI

Materials:
Comments:

• HOUSE ADDRESS NUMBERS -- the house address numbers should be at least 4" tall and visible from the street for safety and emergency purposes. Recommend replacing the current numbers with appropriate ones, and OR making sure they are visible from the street, to ensure your safety and a quick response from the emergency teams!

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

I	NI	NP	D	
X			X	M. Kitchen Cabinets

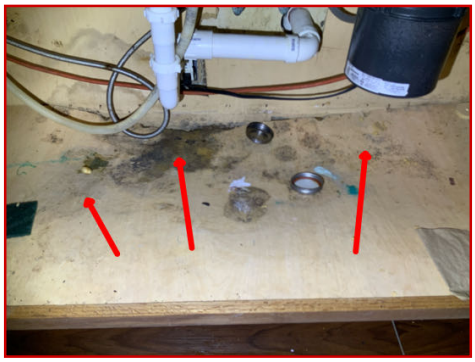
Materials:
Observations:

• The floor of the kitchen sink cabinet exhibited damage from current moisture intrusion. The moisture meter showed elevated levels of moisture present in the floor indicating recent leakage. The source of the leak should be located, and the condition corrected to avoid further damage to the cabinets, wall/floor structure and the development of unhealthy conditions like unwanted organic growth.

• The floor of the kitchen sink cabinet was badly damaged and should be replaced.

• The floor of the kitchen sink cabinet has a black, possibly organic, substance on it. The inspectors cannot determine cause, test for or determine the specific substance (soot, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, “If you believe that you may have a hidden mold problem, consider hiring a professional.” (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we recommend contacting a lab-certified company to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present.

Example of loose counter top



Elevated moisture levels and damage to kitchen sink cabinet

X				N. Driveway, Sidewalk, Flat work

Materials:
• The driveway is in satisfactory condition at the time of inspection.
• The sidewalks are in satisfactory condition at the time of inspection.
Observations:

		X		O. Other

Observations:

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

I	NI	NP	D
X			X

A. Service Entrance and Panels

Panel Locations:
- Electrical panel is located on a pole to the left of the structure.
- The Service meter was located on a utlility pole on the property.
- This sub-panel was located on the interior, inside a clothes closet.

Materials and Amp Rating:
- The main service wire to the service panel was copper wiring.
- The main service wire to the sub panel was aluminum wiring.
- Amperage of the main breaker was not determined, as the breaker was not clearly marked.
- The manufacturer's label listed the panel rating as 200 .

Comments:
- Service entrance is overhead
- In conjunction to comply with the generally-accepted current standards - a surge protection should be installed adjacent or inside the service panel before the main electrical service which is now required for all types of dwelling units. New and replaced electrical equipment and systems must incorporate Type 1 or Type 2 surge protective devices. Surge protectors protect appliances and devices that may not have built-in surge protection.
- The service entrance conductors were inspected in the sub panel.
- The service entrance conductors were inspected both in the main service panel and at the weatherhead.
- At the time of inspection, 15, 20, 30 amp branch circuit breakers are present in the service panel.
- Numerous defective electrical conditions observed by the Inspector indicated a need for a comprehensive inspection of the entire service panel by a qualified electrical contractor.
- At the time of the inspection, the Inspector observed one or more deficiencies in the condition of the service drop. Notable deficient items will be listed in this report.
- The service panel brand was Siemens.
- At the time of the inspection, the Inspector observed one or more deficiencies in the condition of the equipment grounding systems. Notable deficient items will be listed in this report.
- The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.
- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

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

I	NI	NP	D

• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.
• The manufacturer's label listed the amperage rating of this sub-panel at 200.
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of this sub-panel. Notable deficient items will be listed in this report.
• This sub-panel brand was Eaton
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this sub-panel cabinet.
• The sub panel manufacturer's label is shown in the photo.
• The Circuit Directory for the sub distribution panel is shown in the photo.
• At the time of inspection, 15, 20, 25, 30, 40, 70 amp branch circuit breakers were present in the sub panel/panels.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of Equipment grounding in this sub-panel. Notable exceptions will be listed in this report.
• This sub-panel was grounded to a driven rod. The service panel was located remotely from the home. At the time of the inspection, the Inspector observed no deficiencies in the condition of the sub-panel grounding system.
• Overcurrent protection in this sub-panel was provided by circuit breakers.
• The sub-panel was located beside the service panel and feeders were routed through conduit from one box to the other.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the feeder conductors supplying this sub-panel.
• The electrical service sub panel was located in a closet. Because of the combustible nature of clothing and inadequate working clearances, service panels are no longer allowed to be installed in closets. The Inspector recommends consulting with a qualified electrical contractor to discuss options and costs for moving the service panel to a proper location.
• The label identifying the main emergency disconnect was missing from the exterior of the main disconnect panel. The main emergency disconnect panel should have a clearly visible, identifying label on its front face so that, in an emergency, the main power can be quickly identified and shut off. Recommend correction, as needed, for safety.
• The overhead service-drop conductors pass over adjacent private property. This is permissible only if an easement exists. If no easement exists, as the future homeowner you may be required to pay the cost of moving the service wires. Depending on the situation this can be expensive.
You should take action to confirm that an easement exists.
• The overhead service-drop conductors were routed near tree branches. Although this did not appear to be a problem at the time of the inspection, as tree branches grow they may begin to contact and abrade the service conductors during windy periods. You should monitor this area in the future and arrange to have tree branches cut back as necessary.
• The label identifying the main breaker was missing from the service panel. The service panel should contain a clearly-marked label identifying the main breaker so that in an emergency, the main power can be quickly shut off.

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

I	NI	NP	D

• The dead front cover of the service panel was missing and energized electrical components were exposed to touch. This condition is a shock/electrocution hazard and should be corrected immediately.

• Current Building standards require the main service line fasteners to be covered with a protective barrier cap. At the time of inspection, there were no protective barrier caps in place.

• The Circuit Directory label identifying individual electrical circuits was missing from the service panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed.

• There is aluminum service wiring present that does not have anti-oxidant grease applied to the wires. This is only a recommendation and not a requirement, but is called out as a deficiency according to the SOP from TREC.

• There are white conductors in the panel that should be labeled as ungrounded conductors with any color except white or green.

• The protective sheathing has been cut back to a point that an excessive amount of energized branch circuit wires are exposed, causing the potential danger of a SHOCK HAZARD!

• Damaged/corroded wiring should be replaced or appropriately repaired by a licensed electrician.

• The inspector was unable to locate a bonding tab and or bonding screw in this service cabinet. Bonding tabs or screws are designed to electrically bond the metal cabinet to the service grounding and neutral system. This is a defective installation.

• Circuit breakers in the service panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels.
Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard.

• This sub-panel did not have proper clearances to provide quick access for an emergency disconnect. This condition should be corrected. The clear working space required in front of a sub-panel is 30" wide by 36" deep with a minimum headroom clearance of 6'-6".

• The Circuit Directory label was present in the sub panel, but without proper markings of the individual circuit branch. The Circuit Branch Directory should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly be shut off. The Inspector recommends that a properly marked Circuit Directory label be installed. We cannot comply with the minimum inspection standards of practice requiring evaluation of breaker sizes against manufacturing specifications.

• Current Building standards require the main service line fasteners to be covered with a protective barrier cap. At the time of inspections, there were no protective barrier caps in place in the sub panel.

• There is aluminum service wiring present, in the sub panel, that does not have anti-oxidant grease applied to the wires. This is only a recommendation and not a requirement, but is called out as a deficiency according to the SOP from TREC.

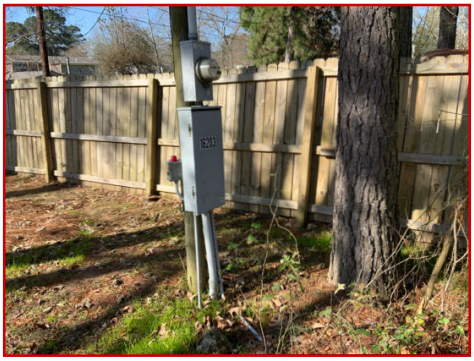
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

• There are white wires in the sub panel that should be labeled as un-grounded conductors with any color except white or green.
• There is Romex sheathing cable present in the sub panel. The sheathing should be cut back to where it enters the panel to avoid the paper product inside the casing to potentially cause a fire.
• This sub-panel had a neutral bus bar that was bonded to the metal panel cabinet. This condition is improper and is a potential electrical shock/electrocution hazard. The neutral bus bar should be electrically isolated from the cabinet.
• AFCI breakers are required per current building standards in newer construction homes located in all room except where GFCI breakers are required, (i.e. - bathrooms, kitchen, garage, crawl space, exterior, basements, and laundry rooms). Inspector recommends that you consult with a licensed qualified electrician to evaluate and install these breakers if possible where required for safety reasons.
• There were no CAFCI/GFCI breakers installed in this sub panel at the time of inspection. Under the current building standards, CAFCI/GFCI breakers should be used to protect the circuits for the dishwasher, garbage disposal, and laundry area, each being on a separate circuit. Recommend updating to current building standards be done for safety reasons!
• One or more circuit breaker in this sub-panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels.
Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard.

Overhead service proximity to trees, trespasses neighbor's property

Service mast

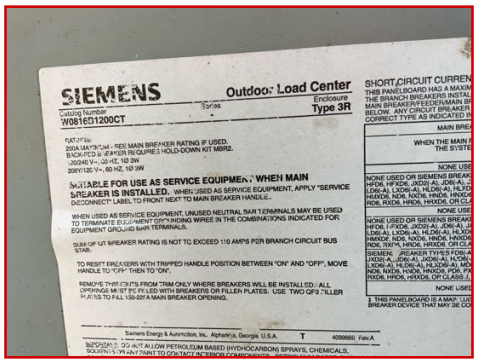


Service panel, meter and driven rod ground on pole to left of structure

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

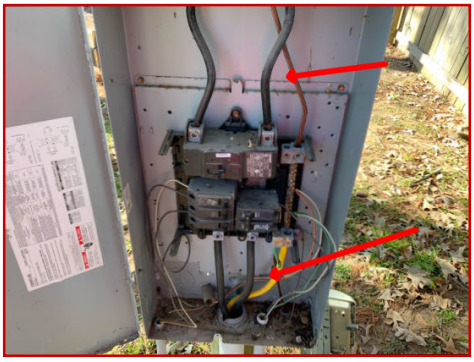
I	NI	NP	D

Damaged conduit



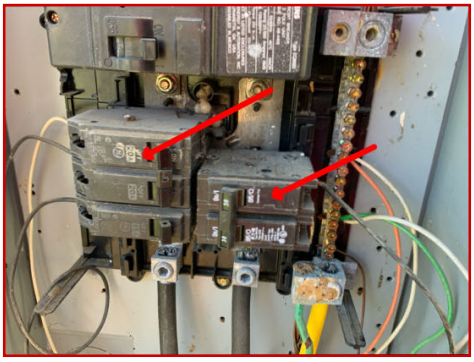
Siemens panel, 200 amp max rating

Main breaker not marked, amp rating not marked

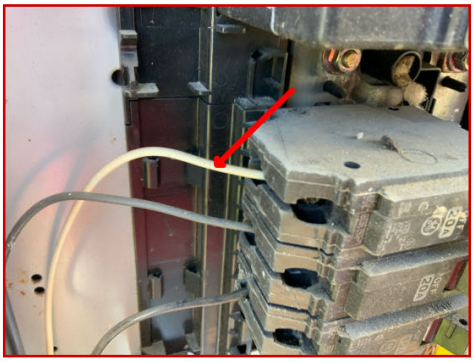


Missing dead front

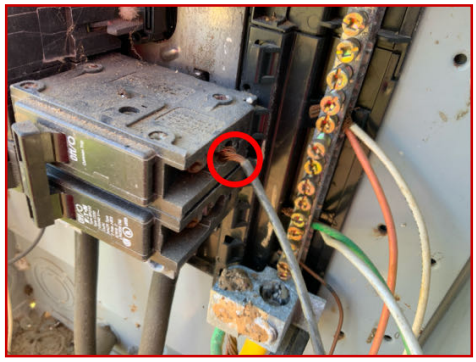
Corrosion visible on copper mains



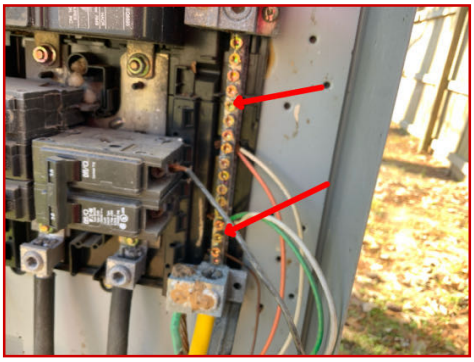
Breakers are different brand than panel



Unmarked energized white wire



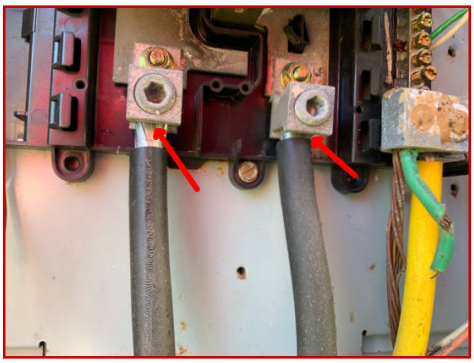
Too much visible copper



No visible bonding tab or screw

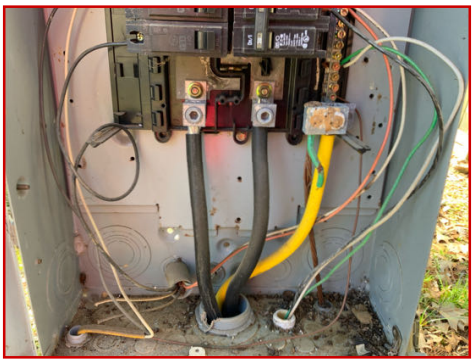
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



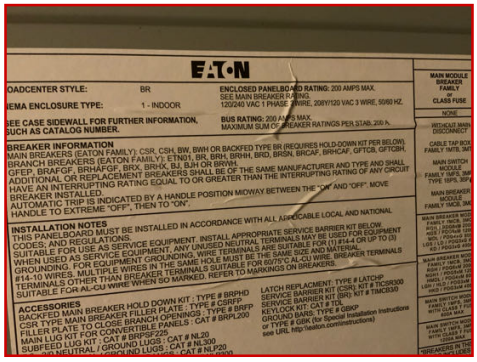
Sub panel leads, aluminum with no anti oxidant

Panel interior



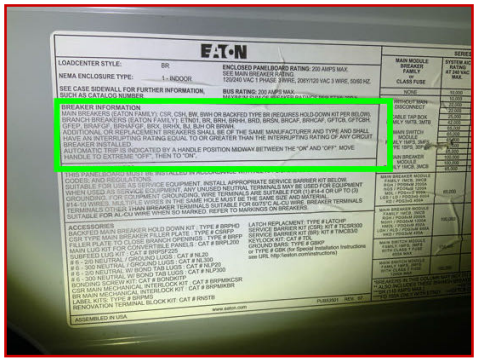
Panel interior

Sub panel, in bedroom closet



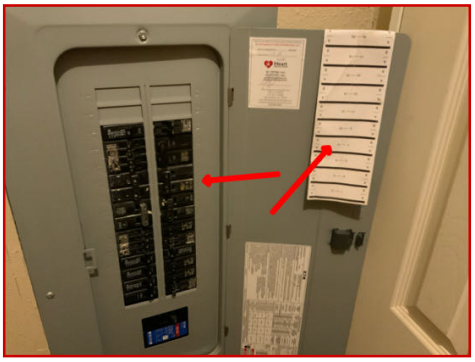
Sub panel, Eaton panel, 200 amp max rating

Sub panel, 200 amp main shut off



Sub panel, mfg label requiring breakers to be same brand as panel

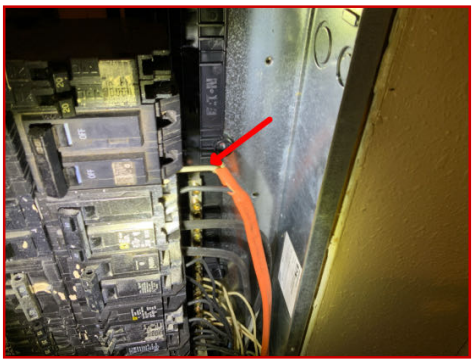
Sub panel, different brand breakers



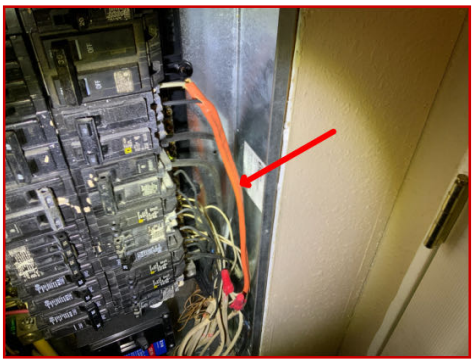
Sub panel, branch circuits not marked

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

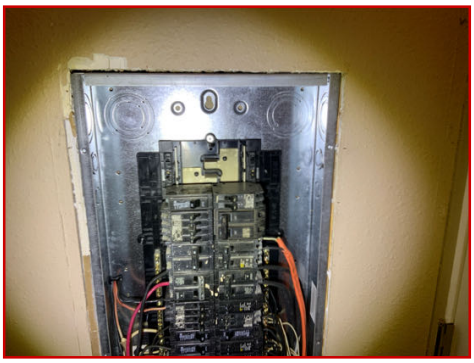
I	NI	NP	D



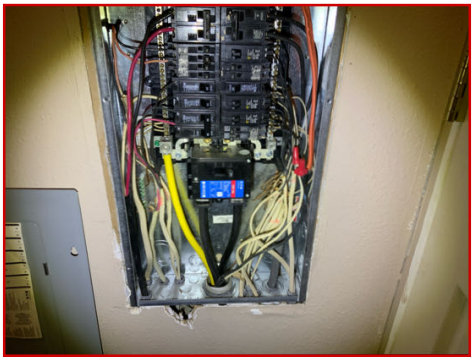
Sub panel, unmarked energized white wire



Sub panel, romex casing inside panel



Sub panel, interior



Sub panel, interior

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

I	NI	NP	D
X			X

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• copper

Comments:
• At the time of the inspection, the Inspector observed no deficiencies in the response of exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacles.
• No doorbell was installed in the home at the time of the inspection.
• Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a readily accessible electrical receptacles.
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of the visible branch wiring. Notable deficient items will be listed in this report.
• The visible branch circuit wiring was modern solid, vinyl-insulated/ nonmetallic sheathe copper wire.
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of interior electrical receptacles. Notable deficient items will be listed in this report. In accordance with the Standards of Practice, the inspector tested readily accessible outlets only.
• The majority of switches tested responded to testing at the time of the inspection. Switches that did not respond to testing will be listed in the appropriate area of this report.
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of interior lighting. Notable deficient items will be listed in this report.
• The working space in front of the A/C disconnect is inadequate. A/C service disconnect is not to be installed directly behind the condenser. This is not an uncommon installation in older homes. As a safety upgrade, you could consider having the disconnect repositioned to a more appropriate location.
• Although exterior electrical receptacles were enclosed in weatherproof enclosures, most had no Ground Fault Circuit Interrupter (GFCI) protection was provided.
Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, and building standards have changed to reflect this current understanding.
The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.
This can be achieved by:
1. Replacing the current standard receptacles with GFCI receptacles.
2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles.
3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker.

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

I	NI	NP	D

• An electrical receptacle on the left of the house was improperly secured and moved when a plug was inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard.

• Extension cord used as permanent wiring was visible at the kitchen. This condition is a potential fire hazard.

• A junction box installed at the home exterior, in the crawlspace, was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed.

• One or more exterior lights are inoperative at the time of inspection. This could be due to photo sensors, timers or could be caused by a burned out bulb, or a problem may exist with the light fixture, wiring or the switch. If no sensors are present, these light fixtures should be re-tested after the bulb is replaced. If after the bulb replacement the fixture still fails to respond to the switch, this condition could be a potential l fire hazard.

• One or more exterior light fixtures are missing a diffuser and should be replaced.

• Exterior electrical conduit was damaged, exposing wiring to the elements. Recommend correction by a qualified professional.

• Electrical receptacle cover plates were missing in various rooms in the home. This condition left energized electrical components exposed to touch, a shock/electrocution hazard.

• Electrical receptacles, in several rooms in the home, were improperly secured and moved when plugs were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard.

• No ground fault circuit interrupter (GFCI) protection of the homes' interior electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in crawlspaces, garages, kitchens, bathrooms, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.
This can be achieved relatively inexpensively by:
1. In each electrical circuit, replacing the receptacle located closest to each overcurrent protection device (usually a breaker) with a GFCI receptacle.
2. Replacing the breakers currently protecting the electrical circuits with GFCI breakers.

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

I	NI	NP	D

• No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms, living rooms, dens, dining rooms, sitting rooms, closets, pantries, family rooms, game rooms, parlors, libraries, sun rooms, recreational rooms, hallways and or similar rooms.

Safety standards with which new homes and or remodeled homes must comply require the installation of AFCI protection of all electrical receptacles in rooms listed above . This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection may have not been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends a licensed qualified electrician evaluate the electrical system and update the receptacles to provide AFCI protection in the existing rooms listed above, if possible.

• The light and fan, in several rooms, were controlled by one light switch. The switch may not be rated to carry both electrical loads. An undersized switch could overheat, potentially causing a fire. Recommend further evaluation by a qualified electrician.

• One or more interior lights did not respond to the controls at the time of inspection. If replacing the bulbs does not remedy this condition, then the circuit should be further investigated by a qualified electrical professional.

• One or more light fixtures are missing a diffuser and should be replaced.

Example of loose exterior receptacle

Example of damaged conduit on tree to left of house

Missing junction box cover in crawlspace

Example of inoperative exterior light

Example of missing diffuser at exterior light

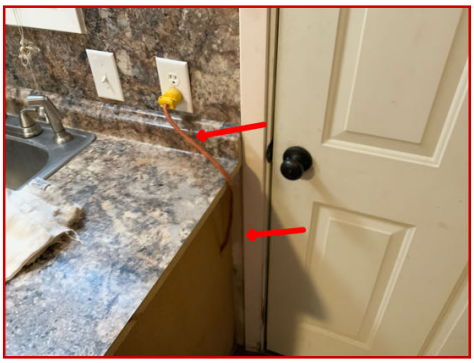
Exterior receptacle, no GFCI

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

I	NI	NP	D

Example of missing diffuser

4 wire dryer receptacle is functional at inspection



Extension cord used to power dishwasher

X			X	C. Smoke / CO detectors

Materials:
• At the time of the inspection, the inspector observed a one or more deficiencies in the condition of the smoke detectors. Notable deficient items will be listed in the report.

Observations:
• There are fire or smoke detectors missing or not present in all locations required. Alarms are required in each sleeping room and directly outside each sleeping area in the immediate vicinity. A smoke alarm is also required in the room containing a fireplace. SAFETY HAZARD! All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.
• One or more smoke detector are chirping. This item should be repaired as it poses a potential safety hazard.

		X		D. Other

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I	NI	NP	D	
X			X	A. Heating Equipment

Type of Systems:
- The Furnace unit was an electric forced hot air system.
- The home has a split system.

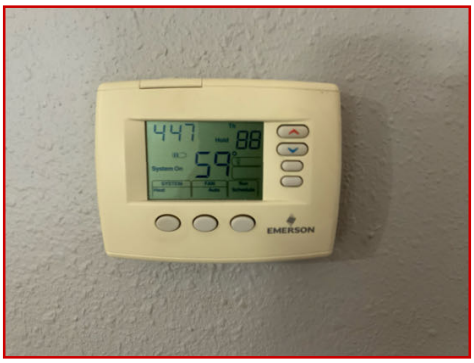
Energy Sources:
- Electricity was used as an energy source to power this unit.

Comments:
- The furnace was located in the laundry area.
- This furnace was manufactured by Coleman.
- A MORE COMPREHENSIVE LIST OF HVAC DATE CODES can be found at http://www.building-center.org/content/hvac-production-dateage
- The photo shows the information marked on the furnace label or data plate.

- The year of furnace manufacture appears to be 2013
- Air handlers/furnace units have a typical life expectancy of 15 - 30 years. The existing unit is approaching or in this age range. One cannot predict with certainty when replacement is necessary.
- At the time of the inspection, the Inspector observed one or more deficiencies in the condition of this furnace. Notable deficient items will be listed in this report. Furnaces should be serviced at least once a year (typically just prior to the beginning of the heating season) to maintain proper working order. Any maintenance should be performed by a qualified HVAC technician.
- The furnace responded adequately to the call for heat, producing approximately 105º F at the registers.
- The furnace electrical shut-off is shown in the photo.
- The air handler blower motor/fan appeared to operate in a satisfactory manner at the time of the inspection.
- The thermostat for this furnace was located in the living room.
- Seller states that the auto function of the thermostat does not function properly. If this function is important to you, the thermostat should be further evaluated and repaired, as needed, by a qualified professional. Heat and cool functions, independently, responded normally at inspection.

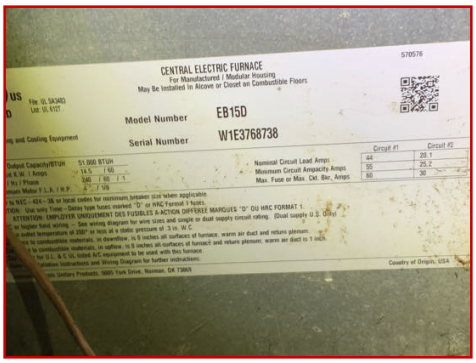
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

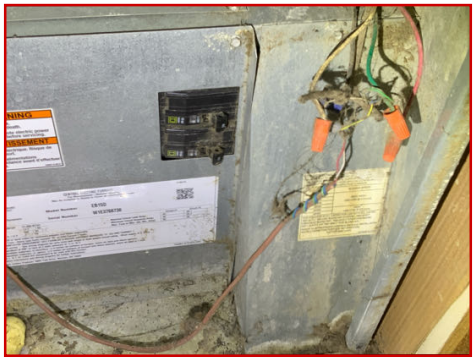


Thermostat in living room, seller states Auto function does not operate properly

Furnace in laundry area



Coleman electric furnace, mfg 2013



Shut off

Furnace producing approximately 105° F at register

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

I	NI	NP	D
X			X

B. Cooling Equipment

Type of Systems:
• A combination outside A/C condenser unit / and inside evaporator air handler unit was installed in this house.

Comments:
• The air handler / A/C unit was not turned on and functioning at the time prior too and upon arrival for inspection. Inspector disclaims the proper temperature taken during the inspection due to inactivity. For a proper reading and test the unit should be running at least 24 hours prior to inspection. The lack of air movement and dehumidifying of the house has a great potential for the development of unwanted organic growth.

• The air conditioning system has 1 split system(s) at the rear of the structure in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.
As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils, designed to collect heat from the home interior, were located inside a duct at the air handler unit.

• The A/C manufacturer was Luxaire.

• Information from the air-conditioner label/data plate is shown in the photo.

• The year of A/C condenser manufacture appeared to be 2013

• The A/C system is charged with R-410A.

• A MORE COMPREHENSIVE LIST OF HVAC DATE CODES can be found at http://www.building-center.org/content/hvac-production-dateage

• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of the air-conditioning system. Notable deficient items will be mentioned in this report. Air conditioning systems should be serviced at least once a year (typically just prior to the beginning of the cooling season) to maintain proper working order. Any maintenance should be performed by a qualified HVAC technician.

• At the time of the inspection, the system responded to the call for cool air.

• The temperature differential (or Delta T) is within specs of current standards. Current temperature variance was approximately 15° F. Degree variation required between the air intake and air exhaust, averaged out of several vents, should be between 15° and 22° F.

• The air-conditioning system appeared to be past the mid-point of its design life but was functional at the time of the inspection. A system at this point in its lifespan might need replacement at any time. Confirmation of continued proper operation would require further evaluation by a qualified HVAC technician.

• The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

• The insulation on the refrigerant lines at the A/C condenser unit have become deteriorated and decayed and should be replaced.

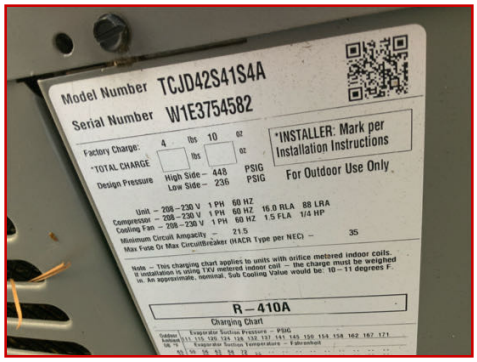
• The working space in front of the A/C disconnect is inadequate. A/C service disconnect is not to be installed directly behind the condenser. This is not an uncommon installation in older homes. As a safety upgrade, you could consider having the disconnect repositioned to a more appropriate location.

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

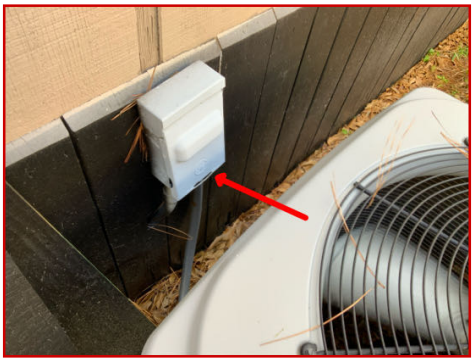
I	NI	NP	D

• The interior coils, for this AC system, were very dirty. This can decrease efficiency. Recommend further evaluation and correction, as needed, by a qualified professional.

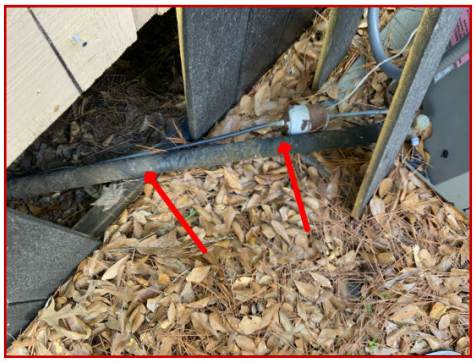
AC at rear of house



Luxaire 3.5 ton, R-410A coolant, max 35 amp breaker, mfg 2013



Inadequate workspace at shut off



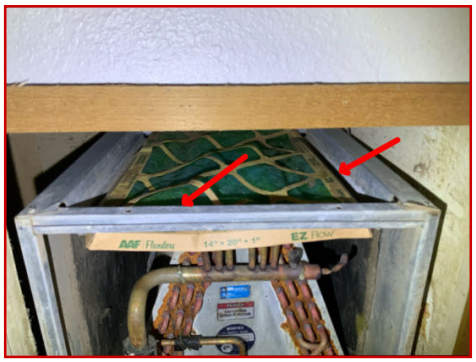
Deteriorated insulation at coolant lines

Interior AC coils are extremely dirty

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

I	NI	NP	D	
X	X		X	C. Duct Systems, Chases, and Vents

Comments:
• Filters are located in theinterior area wall.
• Could not fully inspect ducts, as the majority were obscured under the structure.
• The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.
• One or more air filters for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.
• Filter is torn or damaged and should be replaced.



Example of damaged filter

Example of dirty filter

I	NI	NP	D	
		X		D. Other

Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

I	NI	NP	D	
X			X	A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
- on the North side of the structure.

Location of Main Water Supply Valve:
- on the West side of the structure
- apx. 50 pounds per square inch (psi)

Comments:
- Type of Supply Piping Material: The visible plumbing material used for water supply was made out of CPVC.
- The home water was supplied from a public source.
- At the time of the inspection, the Inspector observed one or more deficiencies in the condition of exterior water faucets. Notable deficient items will be listed in this report.
- At the time of the inspection, the Inspector observed one or more deficiencies in the condition of the bathrooms. Notable deficient items will be listed in this report.
- At the time of the inspection, the Inspector observed no apparent deficiencies in the condition of all bathroom sinks.
- All bathroom sinks had functional flow and functional drainage at the time of the inspection.
- The bathroom sink faucet(s) appeared to be in serviceable condition at the time of the inspection.
- The bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
- At the time of inspections the inspector observed a one or more deficiencies in the condition of the toilets. Notable deficient items will be listed in the report.
- At the time of the inspection, the Inspector observed one or more deficiencies in the condition of bathtub components. Notable deficient items will be listed in this report.
- The tub had functional flow and functional drainage at the time of the inspection.
- At the time of the inspection, the Inspector observed one or more deficiencies in the condition and/or operation of one of the following kitchen components: the faucet, spray unit, and/or sink basin. Notable deficient items will be listed in this report.
- The kitchen sink had functional flow and functional drainage at the time of the inspection.
- It is recommended that a backflow preventer device be added to the hose bib(s). (i.e. vacuum breaker/ anti-siphon device)
- At the time of the inspection, the bathrooms exhibited general moderate wear and deterioration commensurate with the age of the home.
- The toilet in the bathroom ran continuously at the time of the inspection. This usually indicates a failed flapper valve, the need for float mechanism adjustment or water leaking from the water tank into the bowl. The Inspector recommends correction to avoid wasting water.

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

I	NI	NP	D

• In this bathroom, moisture meter readings indicated elevated moisture levels in the floor around the base of the toilet. This condition is typically due to failure of the wax gasket that seals the toilet to the floor. The inspector recommends further evaluation and repair, as needed, by a qualified professional to avoid further sub-floor damage, from decay.

• Water leaked from the underside of the holding tank, usually indicating that the rubber seal around the neck or hold down screws has deteriorated and is no longer sealed.

• The tub faucet in the bathroom was improperly installed.

• The faucet and/or shower fixture, in the tub, had areas of damaged and/or missing sealant, which may allow moisture to penetrate the structure. Recommend correction, as needed, by a qualified professional, to prevent damage to the structure and potential unwanted organic growth.

• The diverter valve, the valve which diverts water from the tub faucet to the shower head, was inoperable or did not operate correctly, at the time of inspection.

• Sealant where the tub meets the wall was old and had sections of missing sealant which may allow damage from moisture intrusion of the wall assembly.

• The faucet in the kitchen leaked while not in use. This typically indicates that a valve seal needs replacement.

• The water pipes servicing the water heater were leaking at the time of inspection. Recommend further evaluation and correction, as needed, by a qualified professional.

• The floor of the bathroom vanity had damaged visible from previous moisture damage. The area was dry at the time of inspection. Recommend correction, as needed, by qualified professional.

Water meter in right rear of property

Main water shut off at rear of house

Static water pressure approximately 50 psi

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

I	NI	NP	D

Water leak in pipes by water heater

Bathroom vanity cabinet floor, past moisture damage, dry at inspection

Hallway bathroom, toilet runs continuously

Hallway bath, leak at toilet tank

Damaged sealant where tub meets surround

Diverter is inoperable

Tub spout is loose/missing sealant

Kitchen faucet leaks when not in use

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

I	NI	NP	D	
X			X	B. Drains, Wastes, and Vents

Comments:

• Type of Drain Piping Material: The visible plumbing material used for waste disposal was made out of PVC.

• At the time of the inspection, the Inspector observed one or more deficiencies in the condition of the visibly accessible drain, waste and vent pipes. Notable deficient items will be listed in this report.

• Drain, waste and/or vent pipes visibly leaking in the crawl space at the time of the inspection should be repaired to prevent the development of unhealthy conditions.

• Flexible (accordion type) tubing was used in one or more locations of the home's visible drainage system. All drain pipe should have a smooth interior, allowing refuse to pass unobstructed through the pipes. Using a flexible or accordion type tubing restricts material flowing through the pipe, potentially causing blockages. This type of pipe is also susceptible to developing leaks along the ridges of the flexible portion of the drain.

Example of leaking drain in crawlspace

Example of accordion style drain line in bathroom

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

I	NI	NP	D
X			X

C. Water Heating Equipment

Energy Source:
• This was an electric water heater.
Capacity:
• Unit is 40 Gallons.
Comments:
• Water heater is located in the specially designed closet inside a bedroom closet.
• The photo shows the data plate of the water heater.
• The water heater was manufactured by Bradford White.
• The year of water heater manufacture appeared to be 2015.
• A MORE COMPREHENSIVE LIST OF WATER HEATER DATE CODES can be found at http://www.building-center.org/content/hvac-production-dateage
• At the time of the inspection, the Inspector observed one or more deficiencies in the condition and operation of the water heater/heaters. Notable deficient items will be listed in this report. Every water heater should be checked and serviced once a year by a qualified licensed plumber to maintain a safe and proper working unit.
• Water heaters have a typical life expectancy of 7 - 12 years. The existing unit is approaching or in this age range. One cannot predict with certainty when replacement is necessary.
• Inspector did not test the Temperature and Pressure Relief valve. Inspector, in reasonable judgment, felt that damage could occur. TPR valves should be serviced and/or replaced every 2 - 4 years, per most manufacture's instructions. Recommend this valve be serviced or replaced, as needed, by a qualified professional.
• The exterior casing of the water heater is damaged and showed evidence of a possible ongoing leak. Recommend further evaluation and correction, as needed, by a qualified professional.
• The discharge pipe, serving the Temperature and Pressure Relief Valve (TPR) for the water heater, is improperly installed. Recommend further evaluation and correction, as needed, by a qualified professional.

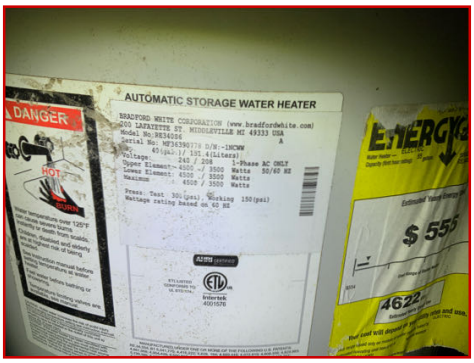
The drain, for the TPR valve, should:
> be the same size as the TPR valve outlet size for the length of the drain with no restrictions.
> be gravity operated (run downhill at all times).
> terminate at the exterior, pointed downward, between 2" and 6" inches from grade, with no threads at the end, or between 2" and 6" above the floor in the garage, pointed downwards, with no threads at the end, and diverted away from damageable materials.
>have no more 90º or 45º elbows than allowed by the manufacturer. (typically 4-6)

• No safety catch pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional.

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

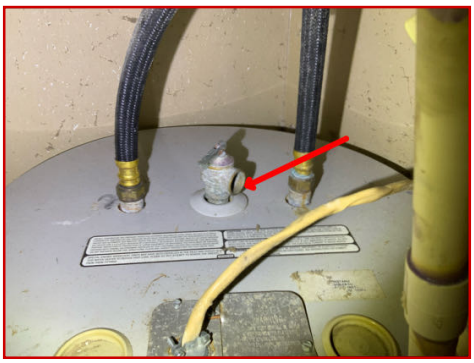
I	NI	NP	D

Water heater in bedroom closet



Bradford White 40 gal electric water heater, mfg 2015

Corrosion visible at water connection



TPR valve improperly terminated

Rust and possible leak visible in water heater casing

No catch pan

		X		D. Hydro-Massage Therapy Equipment

Comments:

		X		E. Water systems

Observations:

		X		F. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:
Type of Gas Distribution Piping Material:
Comments:

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

I	NI	NP	D

V. APPLIANCES

I	NI	NP	D	
X				A. Dishwashers

Comments:
• The dishwasher, drain, trays, soap door, springs and all other components appear to be in satisfactory condition. This item is performing with no significant defects at the time of inspection. We do not test the individual cycles to see if they perform. That falls outside of the scope of a General Home Inspection.

Dishwasher

I	NI	NP	D	
X				B. Food Waste Disposers

Comments:
• At the time of the inspection, the Inspector observed no apparent deficiencies in the condition and operation of the food waste disposer. This item is in satisfactory condition and is performing with no significant defects. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.
• The home sewer was private onsite wastewater (septic) system. Food waste disposals can be a problem when used in homes on septic systems. You should learn the limitations of your septic system and use the food waste disposal appropriately. Long-term, inappropriate use can cause expensive-to-repair damage to septic systems.

Disposal

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

I	NI	NP	D
		X	

C. Range Hood and Exhaust Systems

Comments:
• There is no exhaust hood present at the time of inspection.

No vent hood

I	NI	NP	D
X			X

D. Ranges, Cooktops, and Ovens

Comments:
• The upper and lower electric elements were tested at the time of inspection and appeared to function. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures. The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of the standard baking feature. You should ask the seller about the functionality of any other features.
• The electric range, burners, light, and all its components appear to be in satisfactory condition with no significant defects at the time of inspection.
• Anti-tip bracket for the slide in range was not installed, a child standing on the open oven door could overturn the range causing an unsafe condition creating a LIFE SAFETY HAZARD! This should be repaired immediately!

Range in kitchen

Oven set to 350° F

After 30 min thermometer is within range

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

I	NI	NP	D

Burners

		X		E. Microwave Ovens

Comments:
• There is no microwave oven present at the time of inspection.

No microwave

X			X	F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
• No room ventilation was provided for one or more bathrooms at the time of the inspection. To avoid poor conditions resulting from excessively moist air an exhaust fan should be installed.

		X		G. Garage Door Operators

Door Type:
Comments:

X				H. Dryer Exhaust Systems

Comments:
• The visible part of the dryer vent tube and vent cover appear to be in satisfactory condition, with no significant defects at the time of the inspection.
• The dryer vent terminated horizontally through the laundry area wall straight to the exterior.
• For safety reasons, good maintenance practice, and to promote proper dryer operation, the dryer vent tube should be cleaned.

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

I	NI	NP	D
	X		

I. Other

Materials:
Observations:
• As refrigerators are not generally transferred with the house, the operation and installation of refrigerators are not part of a general home inspection. If a refrigerator is present, we do not operate or test them. If the operation and installation of these units are important to you, you should have someone familiar with their operation and installation check them for you.

Not inspected

VI. OPTIONAL SYSTEMS

I	NI	NP	D
		X	

A. Landscape Irrigation (Sprinkler) Systems

Comments:

I	NI	NP	D
		X	

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

Type of Construction:
Comments:

I	NI	NP	D
	X		

C. Outbuildings

Materials:
Comments:
• Outbuilding was present but not requested to inspect from buyer, at an additional cost. This system is an optional system and is not required under the Texas Real Estate Commission to be inspected, therefore the inspector did not inspect the outbuilding.

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

I	NI	NP	D

Not inspected

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

Type of Pump:
Type of Storage Equipment:
Comments:

	X			E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:
• The home had a private onsite wastewater sewage treatment system. Inspection of this system lies beyond the scope of the General Home Inspection, expertise and experience of this inspector and therefore was not inspected. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by the supplier, service company which has maintained or is expected to maintain the system, or a licensed, qualified inspector. Texas septic system owners are required by law, to properly maintain their septic systems because system failure or improper procedures could cause pollution or other hazardous conditions.

Septic not inspected

		X		F. Bulk Head

Observations:

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

I	NI	NP	D	
		X		G. Boat Dock

Observations:

		X		H. Fountains

Observations:

		X		I. Bridge

Materials:
Observations:

		X		J. Sump Pump

Observations:

		X		K. Fire Suppression System

Observations:

		X		L. Other Built-In Appliances

Observations:

		X		M. Other

Comments:

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

I	NI	NP	D

VII. DISCLAIMERS

A. DISCLAIMERS

Materials:
- DISCLAIMERS

FOUNDATION AND CRAWL SPACE

TREC SOP - #535.228 - The inspector is not required to enter a crawl space or any area where headroom is less than 18" or the access opening is less than 24" wide and 18" high.

NOTE: Our soils, in this geographic area, are generally expansive clay soils. The seasonal moisture differences in soils cause the soils to shrink and swell with enough force to cause foundations to move in varying degrees. Please note that movement is not failure. Most monolithic foundations are designed to withstand these affects to the extent that they are nicknamed “floating foundations”. The purpose of a foundation is to remain plane enough, under imposed loads and variable soil conditions, such that the superstructure does not experience unacceptable distress. Generally, foundation movement, in our geographic area, is typically the result of:

> inadequate foundation design
> improper execution of the foundation design
> improper preparation of site prior to placement

As you can readily determine, the inspector is unable to comment on whether the foundation design was adequate or was faithfully executed or whether the site was properly prepared. None of those are known. Other factors which causes of foundation movement, especially after the installation, by radically changing the moisture content of the soils upon which the foundation rests can be:

> inadequate drainage away from the foundation
> ponding or standing water at one or more areas around the foundation
> soils erosion
> plumbing leaks around and under the foundation
> excessive and close vegetation and trees
> insufficient watering, of perimeter soils, during dry weather periods
> excessively rainy or dry weather periods
> lack of guttering

It is not the purpose of this inspection to search for cracks in the foundation as they are very commonly found. When foundations “float”, to the extent that they reach their stress point, they will generally “crack”. The purpose of this survey is to render an opinion as to whether, at the time of the inspection, the foundation is performing the function for which it was intended. Cracking is only one indicator of movement, others are listed above in the Method of Inspection section. Before and after cracking the foundation actually depends on the reinforcement, inside the concrete, to achieve its structural integrity. As you might surmise, foundations require maintenance as much as any other part of this structure. Please note that flatwork (drives, walks and patios) cracking, upheaval and separation is to be expected in the gulf coast area since most flatwork is not reinforced to perform like the foundation of the home. Only recently have some municipalities and the county begun to require reinforcement (rebar and mesh) in the flatwork, to help deter movement, and then may only require it in only certain areas. Usual

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

I	NI	NP	D

flatwork placement is only four inches deep and is simply responding to the movement of the soils beneath them. This is not considered a structural flaw and does not normally impact the performance of the foundation(s).

IF there is evidence of possible prior foundation repair / in ground pillars, to correct foundation issues. Contact prior owner for details and for transferable warranty if exists. This also is a concern to the existing plumbing installed, whether it was moved, damaged, and or disturbed. This could potentially or already create leaks in the waste water system creating unhealthy conditions. The inspector cannot visually see the condition on the plumbing under or around the slab and would recommend that the buyer have a sewer scope inspection done before the option period has expired.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we CANNOT report it to you, the client, but will tell you that there is an organic substance present, and that you should have it professionally tested. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors' opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted.

ROOF

TREC SOP - #535.228 - The inspector is not required to determine the remaining life expectancy of the roof covering. Exhaustively examine all fasteners and adhesions.

The inspection does NOT imply insurability or warrant ability of the structure or its components. The inspector is NOT required to identify all potential hazards. The roof is not inspected for insurability, please consult with your insurer for confirmation of insurability. The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by visual inspection. Roof leaks can and may occur at any time, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their

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

I	NI	NP	D

presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report. As inspector presence at the inspection site occurred sometime after roof covering (including flashing) installation, it is impossible to positively confirm whether the application was faithfully executed according to the installation instructions of the manufacturer and / or the guidelines of the Asphalt Roofing Manufacturers Association. As a standard, it is recommended that the buyer's chosen insurance company be contacted regarding a confirmation of roof insurability.

ATTICS

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor visible mold. This is often a result of the building process, when materials get wet during construction. If there is extensive mold, or mold that appears to have grown due to poor maintenance conditions, we CANNOT report it to you, the client, but will tell you that there is an organic substance present, and that you should have it professionally tested. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

Due to the fact of unsafe conditions,if limited or no walk ways or platforms are present, the inspector deemed it, under reasonable judgment, unsafe to proceed throughout the rest of the attic. The entire underside of the roof sheathing was not accessible for inspection and vaulted ceilings, if present did not provide visible attic space for inspection. In addition, insulation, ductwork and storage items typically restrict the inspector's view of many portions of the attic space. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without laboratory analysis. The entire attic was not inspected and the Inspector disclaims any responsibility for confirming its condition.

The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist. The entire underside of the roof sheathing and surface, was not accessible for inspection including vaulted ceilings. Insulation, ductwork and limited headroom obstruct this visual inspection.

This inspection survey does not include an I.E.C.C. International Energy Code inspection. Information on D.O.E. energy savings can be found at: http://www.energy.gov/yourhome.htm. Information of I.R.S. tax savings on energy

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

I	NI	NP	D

improvement can be found at:
http://www.irs.gov/newsroom/article/0,,id=153397,00.html

If there was no access from which to view the underside of the roof sheathing and sheathing was covered with the roof-covering material on its upper surface. The inspector was able to view the sheathing edges and a few inches of its surface only at representative areas around the roof perimeter. The vast majority of the roof sheathing was not inspected and the Inspector disclaims responsibility for identifying roof sheathing deficiencies.

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different home site locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

WALLS / CEILINGS

Inspection of stucco requires a specialist inspection that exceeds the scope of the general Home Inspection.

IF Exterior walls of the home were covered with synthetic stucco called Exterior Insulation and Finish Systems (EIFS) - this would require a specialist inspection. EIFS has installation requirements different from hardcoat stucco which have been widely misunderstood. Many structures with EIFS exterior wall coverings have had EIFS applied by installers who were not qualified and defective installations are common.

If Exterior walls of the home were covered with a stucco-like system called Direct Applied Exterior Finish System (DEFS). This system uses a thin layer of plaster-like material applied over a solid substrate. It requires a specialist inspection and was not inspected.

TREC SOP - #535.228 - The inspector is not required to report cosmetic damage or the condition of floor, wall or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an extensive list of locations of deficiencies and water penetrations.

Sheetrock repairs and interior finishes tend to disguise evidence of water penetration. Intrusive inspection procedures were not performed due to the ownership of this property and permission from same. Moisture and biological testing are not part of this survey. If the client wishes to have such testing performed, on their behalf, IAQ testing can be performed.

This survey includes a search for water intrusion events but should not be considered a mold or environmental inspection. This type of inspection can be

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

I	NI	NP	D

performed at the buyer's options.

Slight cracks in the gypsum wallboard walls and ceilings, particularly at intersections or joints, and windows and door openings typically indicate that the residence has experienced a slight settlement of the framing and construction materials. Periodic repair of cosmetic distress should be considered a normal maintenance item and not necessarily indicative of a serious structural problem. This includes ripples under wallpaper and small wood trim separations. In addition, gypsum board cracks may become more numerous and wider with aging of the structure. The inspector did not determine the condition of the walls unless such conditions affect structural performance or indicate water penetration. In addition, safety concerns may be noted. The inspector did not confirm the presence (nor determine the extent or type) of insulation or vapor barriers in walls. Structural components concealed behind finished surfaces could not be inspected and only a representative sampling of visual structural components was inspected. Observations of surface coatings (including paint, applied stain and wall paper) are cosmetic observations, and are specifically excluded from this inspection. In addition, the inspector did not determine the condition of built-in cabinets. Assessing the quality and condition of finishes, particularly interior, is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color were outside the scope of this inspection.

Acoustic ceiling tile may or may not contain asbestos. Ceiling Tiles manufactured before 1980 may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the home. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborn as a result of cutting, tearing, or abrading a material. Acoustic tiles are best left in place. If another type of ceiling is desired, it is often installed over the existing tiles.

The General Home Inspection does not include identification of damage from- or the presence of- wood destroying insects (WDI). Although I may comment on obvious signs, as a courtesy, a WDI inspection would require the services of a qualified specialist (typically a pest control contractor).

FLOORING

The inspector is NOT required to climb over obstacles, move furnishings or stored items.

Older vinyl flooring (Vinyl floors manufactured before 1980) may contain asbestos. Confirmation would require laboratory testing. Once the presence of asbestos was confirmed, you would be required to disclose its presence when you sell the home. Asbestos can be hazardous to human health if it is in a form in which asbestos fibers may be inhaled. Fibers may become airborn as a result of cutting, tearing, or abrading a material. Vinyl floors are best left in place. If another type of flooring is desired, it is often installed over the existing vinyl. Floor coverings were not removed / relocated for inspection. The inspector did not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicated water penetration. In addition, safety concerns may be noted. The second floor exposed structure/ exterior ceiling was covered with material prohibiting the visual inspection by the inspector. Special equipment or removal of the covering is required in order to properly inspect the floor joist and component, which falls outside the scope of a General Home Inspection. The inspector disclaims any and all responsibility for confirming the

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

I	NI	NP	D

condition of any hidden deficiencies to the structure, it's members and or components.
NOTE: minor settlement or “hairline” cracks in garage or carport are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carport that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

DOORS / WINDOWS
TREC SOP - #535.228 - The Inspector is not required to determine the cosmetic condition of paint, stains, or other surface coverings. Operate a lock if the key is not available. Provide an exhaustive list of locations of deficiencies and water penetration. Exhaustively inspect insulated windows for evidence of broken seals. Exhaustively inspect glazing for identifying labels. Identify specific locations of damaged.

FIREPLACE
TREC SOP - #535.228 - The Inspector is not required to verify the integrity of the flue. Perform a chimney smoke test. Determine the adequacy of the draft. 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.
This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap have been properly or safely built. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under in-use conditions could not be evaluated. We recommend a complete fireplace inspection by a qualified 'Fireplace Inspector" before operating this fireplace with either gas or solid fuel.
A full inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

PESTS
NOTE: As a standard, it is my recommendation that you engage a license wood destroying insect inspector to certify that there are not such insects making entry to this structure. This so because of this geographic location which is very conducive to such insect activity. Both FHA and the prevailing state adopted codes recommend good grading and drainage to help the foundation perform as it is intended to. Begin with 6-8 inches of slab exposure to dissuade insect entry and to allow for wall venting and aeration. This also includes slopes away from the foundation to a 10 foot point and then off the lot through the use of swales. The slope should be 6 inches fall in the 10 feet distance. Trenching, at the foundation, is not acceptable to gain slab exposure. This allows pooling at the foundation, just as does negative (to the foundation slope) drainage. Such conditions are conducive to foundation movement. Solutions to drainage correction are varied and include; gutters, downspouts, splash blocking,

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regarding, underground drains, swales, retaining walls, catch basins, retention ponds and even sump pumps among others. Conversely, drying perimeter soils are as significant a problem as poor drainage as it allows flexing of the foundation. Since the objective is to maintain equal soils moisture, dried or drying soils (thru evaporation) should be re hydrated liberally enough to compensate for the evaporation. We do not water the foundation, we water the perimeter soils. Happily the plants and grass also receive benefit from this regular watering. Partial soaker hoses and manual sprinklers help but the ultimate for your large investment is to install an irrigation system (automatic sprinklers) with controls. The controls, with a rain gauge, are much more dependable than human controlled watering efforts. A great publication entitled “Maintenance of Existing Foundations on Expansive Clay Soils” is available thru the Texas Agricultural Extension Service; A&M University, College Station, Texas 77843-7101.

ELECTRICAL

Due to the fact we cannot see behind the wall coverings to verify proper routing of electrical conductors, we disclaim that the wiring was run correctly from the service panel, throughout the house, not bundled together and properly secured.

CSST Bonding -The Inspector recommends that the potential Buyer should have the CSST gas system checked for proper bonding and grounding by a qualified licensed electrician and have the system checked for proper installation by a responsible master plumber and manufacturer's representative before purchasing this residence.

TREC SOP - #535.229 - The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Test ARC-FAULT circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment. Conduct voltage drop calculations. Determine the accuracy of overcurrent device labeling. Remove covers where hazardous as judged by the inspector. Verify the effectiveness of overcurrent devices. Operate overcurrent devices.

A good maintenance practice to help ensure that the breakers stay limber and working properly, is to exercise all the circuit branch breakers every 2 - 3 years, turning them off and then back on 3-4 times per breaker. This will prevent them from getting stiff, dirty and or corroded, enabling them to work properly.

TREC SOP - #535.229 - The inspector is not required to inspect low voltage wiring. Disassemble mechanical appliances. Verify the effectiveness of smoke alarms. Verify interconnectivity of smoke alarms. Activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes. Verify that smoke alarms are suitable for the hearing impaired. Remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

Only readily accessible receptacles and fixtures were tested. Ground Fault Circuit Interrupter (GFCI) devices provide protection from shock or possible electrocution by detecting slight current leakage and “breaking” the circuit. GFCI protection is both a code (NEC) and a common sense requirement for all outdoor outlets, all bathroom outlets, garage outlets, any outlet in a pool or hot tub area, and all kitchen and bar outlets. Absence, improper installation, or improper operation of devices shall be reported as an existing or recognized hazard. Refrigerators and freezers, no matter where they are located, are two appliances that should never be plugged into a GFCI circuit. They have a habit of causing

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the protective device to trip, or turn off and may result in spoiled food. Arc Fault Protections Interrupters (AFCI) devices are required, as of IRC 2008, for all ”lighting” circuits in all rooms as a protection against arcing. Arcing has been determined to cause most structure fires. The correct wattage bulbs should be utilized for all lighting fixtures. Proper wattage labels are typically located on the fixture. The inspection was made of the physical condition of electrical switches, switch cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable mode condition, was operated in at least one, but not necessarily every mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical components / systems, it is recommended that a Qualified Licensed Electrician be consulted. Furniture and storage items, if present were not relocated for inspection purposes. Electrical components concealed beneath finished surfaces could not be inspected.

If there is a NEST brand/ type doorbell installed on this house, needing WiFi in order to work, the Inspector disclaims the operation of the doorbell due to not knowing if the WiFi is active, allowing the doorbell to operate.

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

HEATING / COOLING

In the case of gas fired furnaces, the competency of heat exchangers can only be fully inspected by disassembly and removal of the exchanger then an inspection of the interior. A flame test was not performed by this inspector

Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual serving of the HVAC equipment may not allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span. The units were not tested outside their normal operating range and the integrity of heat exchangers, if present were not evaluated. This requires dismantling of the furnace and is beyond the scope of a visual inspection. The inspector did not determine the efficiency or adequacy of the systems. In addition, the inspector did not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. The inspector did not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

TREC LIMITATIONS III-A - The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers. dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate set back features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60* degrees Fahrenheit; radiant heaters,

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steam heat systems, or unvented gas-fired heating appliances; or heat pumps when the temperatures may cause damage to the equipment; verity compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy or the system; uniformity of the supply of conditioned air to the various parts of the structure; or type of materials contained in insulation.

If the HVAC system was not in operation, turned off, when inspector arrived at property. We do turn on the system from the thermostat only for testing purposes. It is our practice to leave the HVAC system turned on at a reasonable temperature when we leave for the reason of proper air movement, moisture reclamation, and a constant environment for the interior of the structure. 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.

Any measurements or temperature noted in the report is in Fahrenheit and is only an estimate. The HVAC measurements were taken from the venting system return and supply registers, which is not as accurate as if the measurements were taken closer to the HVAC indoor handler. Further evaluation by a specialist is recommended if more accurate information about the system efficiency or performance is desired.

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.

If an access panel is not installed or present to view the evaporator, the inspector disclaims the condition and cleanliness of the evaporator.

IMC 501.2.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be location with the following minimum distances. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into buildings for all occupancies other than group U; and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

ENVIRONMENTAL AIR. Air that is conveyed to or from occupied areas through ducts which are not part of the heating or air-conditioning system, such as ventilation for human usage, domestic kitchen range exhaust and domestic clothes dryer exhaust.

Definition of "MECHANICAL AIR INTAKE" according to Mechanical Engineering. An air-intake is an opening through which air enter an engine or system, usually for combustion or cooling.

The inspector did not determine the efficiency, adequacy or capacity of the systems. The inspector did not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. The inspector did not operate venting systems unless the ambient air temperatures or other circumstances were conducive to safe operation without damage to the equipment. The systems were not dismantled for inspection and zoned air systems, if present were not inspected for operation.

Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels.
Especially in homes with an open central stairwell, there will often be a noticeable

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temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.
You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past.

As of January 23rd, 2006, the Dept of Energy has mandated that all new home starts will have 13 SEER cooling equipment
installed. This affects pre-owned homes as well. Should an A/C system require either a compressor or evaporator replacement, the whole system will likely have to be replaced particularly after parts stocks run out and if no adapters are developed to allow the evaporator and compressor to “talk” to each other. The home warranty companies surveyed indicate that they will NOT pay for this upgrade although it may be the only way to resolve the problem. They are selling an upgrade package that you may wish to look at. The size of the 13 SEER equipment may also be at issue in that it may require a larger space and/or a better structural resting place.
Annual maintenance of both the cooling and heating systems provides the occupant with adequate air conditioning and prevents
hazards such as fire and carbon monoxide.
The inspector did not determine the efficiency, adequacy or capacity of the system(s).

Additional Comments:

On January 1st, 2010, the Environmental Protection Agency (EPA) placed into effect a ban of new HVAC systems using R-22 / Hydro chlorofluorocarbons refrigerant. A general phase out of R-22 systems is happening and will be completely eliminated by the year 2020. Leading up to that extinction, systems can still be serviced but R-22 will be extremely difficult to obtain and very expensive. Recommendation to check with your Home Warranty company for their coverage of replacement, OR planning and budgeting on your own for an upgraded system to the more non-ozone-depleting Freon. You may visit the following site for more information:
http://www.epa.gov/ozone/title6/phaseout/22phaseout.html

On September 26, 2016, the Environmental Protection Agency (EPA) announced that, under the EPA SNAP (Significant New Alternatives Policy) program, specific refrigerants including R134a and R410A can no longer be used in new chillers, effective January 1, 2024.This new rule, labeled Rule 20, was designed and targeted towards phasing out Hydro chlorofluorocarbons refrigerants. HFC refrigerants include some of the most popular refrigerants used today such as R-404A, R-410A, and R-134a. In time the EPA will possibly allow a compatible replacement for these eliminated refrigerants. Possible replacements may include R-454 B. For more information please visit -
https://www.epa.gov/sites/production/files/2015-08/documents/snap_regulatory_factsheet_july20_2015.pdf

Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual serving of the HVAC equipment may not

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allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span.

Individual wall units (if present) were not inspected.

The inspector did not program digital-type thermostats or controls or operate setback features on thermostats or controls. The inspector did not inspect the pressure of the system coolant or determine the presence of leaks in the system. In addition, the systems were not dismantled for inspection and no comment was offered on the efficiency or adequacy of the systems.

Zone control modules fall outside of the scope of a general home inspection and are therefore not tested or inspected. A full inspection and test of this system for proper functionality should be completed by a licensed qualified HVAC technician.

PLUMBING

While some water was run down the drains, this cannot simulate the waste flow characteristics of full occupancy. Unless specified, fixtures and vessels were not filled-to-capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Based on the inspection industry's definition of a recommended water test for"functional drainage" in a plumbing system, the plumbing drain-test appears operational at this time. However, only a comprehensive water leak test, including hydrostatic testing, video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. It would be prudent to have the drain lines "video-scanned" or hydrostatic tested by a qualified licensed plumber prior to the expiration of the buyers option period or closing. IF either test is not done, you are accepting this drain waste system on an "as is" basis and may find repairs necessary in the future.

IF The house has been sitting vacant for an unknown period of time, allowing the plumbing to be unused. Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain-test appears operational at the time of inspection. THE FOLLOWING SHOULD BE DONE BEFORE the expiration of the Inspection Objection Deadline: Have a qualified licensed plumbing contractor check the entire plumbing system including the main sewer line from the house to the street or onsite sewage system with a video camera to check for obstructions or blockages to help eliminate water leaks and prevent a potential sewer back up once a family moves in.Only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant and the plumbing system is older,or there are prior known drain problems or large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to the expiration of the buyers option period or closing.

High water temperature may scald on contact. The inspector does not test water temperatures. Particular care should be taken of hot water dispensers installed at sink and lavatory locations. Some units appear to be water filter systems and scalding could occur. Plumbing components, which were not visible or not accessible were not inspected. For example: plumbing lines concealed by walls, storage (below lavatories), etc. The system was not observed for proper sizing, design, or use of proper materials. The inspector did not test water quality or potability. The effect of lead content in solder and or supply lines is beyond the scope of the inspection. Fixture supply or shut-off valves should be turned periodically to allow operation to turn water supply to a fixture off, if necessary. These valves are not typically tested for operation, as valves that do not turn

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under normal hand pressure are typically corroded. Excessive force may cause a leak or possibly break a valve stem. The inspector did not operate any main valves, branch valves or shut-off valves. The inspector did not inspect any system that has been shut down or otherwise secured. In addition, washing machine faucets and drains were not tested for operation and the inspector did not determine the effectiveness of any anti-siphon or backflow prevention devices. Laundry faucets and washer connections should be checked periodically for leaks and corrosion. Corrosion at faucets indicates small leaks that may turn into big leaks. In hard water areas, periodically clean the screens in the hose at the washer connections. Old worn hoses should be replaced to prevent bursting and flooding. Floor drains should be periodically checked for a possible blockage. For new construction, recently remodeled, or vacant homes (even for a short period of time), it is not unusual for the plumbing system to back up when the new owner occupies the structure. This is due to the fact that contractors building or remodeling the house use the plumbing system as a method of disposal, including cleaning supplies, paint, putty and anything else imaginable. Solids in the pipes tend to congeal as water drains from the pipes through lack of use and the solids can form barriers in the pipes. Before occupying the structure, you should repeatedly fill all plumbing fixtures in an attempt to ensure that the drains will operate once you and your family have moved into the property.
In order to protect supply lines during extreme cold weather, it is necessary to utilize the following precautions:
> Turn off water at main supply valve and open all interior and exterior faucets and hose bibs.
> Keep the interior dwelling warm. It is typically recommended that the interior of the dwelling maintain sixty-five degrees Fahrenheit (65°) temperature.
> Leave any cabinet doors under sinks or lavatories open to allow heat circulation.

TREC SOP - #535.231 - The inspector is not required to operate any main branch, or shut off valve. Operate or inspect sump pumps or waste ejector pumps. Verify the performance of the bathtub overflow. Verify the performance of the clothes washing machine drains or hose bibs. Verify the performance of floor drains. Inspect any system that has been winterized, shut down or otherwise secured. Inspect circulation pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems. Inspect inaccessible gas supply system components for leaks. Inspect for sewer clean outs. Inspect for the presence or performance of private sewage disposal systems. Inspect the quality, potability, or volume of the water supply. Inspect the effectiveness of the backflow or anti-siphon devices. Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes. Operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property. Determine the efficiency or adequacy of the unit. The inspector is not required to determine the adequacy of the self-draining features of the circulation systems.

Under section 22 TAC 535.228(e) (2) (A) of the Texas Real Estate Commission Standards of Practice effective September 7th, 2016 -" The Inspector is NOT required to report cosmetic damage or the condition of floor, wall, ceiling coverings; paints, stains, or other surface coatings; cabinets; or counter tops,..."

Since the area water supplies generally contain amounts of sediment, water

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heaters are in need of periodic maintenance. Flushing the sediment from the tank quarterly and checking the temperature and pressure relief valve annually are necessary. The T&P valve is a safety device that prevents over pressurization of the tank beyond its pressure limits. It generally requires annual replacement. Sacrificial anodes are not inspected and are usually fully used with 6 years of installation. Manufacturers recommend testing the water heater temperature and pressure relief valve routinely to insure that waterways are clear and the devise is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove T&P valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that valves, which have not had been properly maintained or are in excess of 3 years of age do not reseat themselves or may later begin to leak. The danger of a defective T&P valve is that water in a closed system (water heater tank) and under pressure has a much higher boiling point, which varies with pressure. Super-heated water above 212° possesses latent heat energy which, when exposed to atmospheric pressure, flashes into steam and creates explosive energy. At only 50 psi, at which point water flashes into steam at 297°, the energy if liberated by rupture, equals more than one-pound of nitroglycerin.

IF galvanized pipes are present - Galvanized Steel pipes are subject to deterioration caused by a number of factors, including the age of the pipes. Because the deterioration begins inside the pipe, a leak is the final evidence of a problem, not the first. Buried pipes, pipes within walls, inaccessible or concealed attic spaces including those pipes covered with insulation cannot be inspected. The inspector recommends that a qualified, licensed plumbing contractor further evaluate the plumbing system, DURING YOUR OPTION PERIOD for recommendations for repair or replacement. Otherwise, you are accepting this piping on an "as is" basis and may find repairs necessary in the future.

IF PEX tubing is present - The water supply lines installed were PEX, a cross-linked polyethylene material. Developed in the 1960's, PEX tubing has been used in many European countries for plumbing, radiant heating and snow melt applications since that time. It was accepted by American Building Codes in the early 1980's. It is impossible to determine whether all fittings/connections are accessible and have been evaluated by this inspector. Serviceability of this water supply system cannot be guaranteed and no warranty is provided by the inspector.

APPLIANCES

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

TREC LIMITATIONS V: The inspector is not required to operate or determine the condition of other auxiliary components or inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

It goes beyond the scope of a General Home Inspection to move or operate the washer and dryer, test or check the supply and drainage plumbing, and or disassemble or remove any component of the dryer vent or tube. Due to the extreme possibility of a fire from built up lint in the dryer vent, possible leaks in

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the supply line or improper vent tube, Inspector recommends that the client hire a qualified contractor to evaluate hook ups and clean the dryer tubes and vents before they hook up or operate a dryer.

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	• Although no major pier leaning was visible at inspection, evidence of foundation settlement is present in other areas of the structure. Recommend a qualified, licensed foundation company to evaluate, assess and offer remedies for possible repairs, as needed, before your Inspection Objection Deadline has expired. • No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay. • Insulation has been underneath of the structure, is loose or falling, allowing unwanted conditions to decay the sub-flooring and structure.
Page 7 Item: C	Roof Covering Materials	• Roof edge flashing was improperly installed in places. When asphalt-saturated felt paper underlayment is used, it should overlap roof edge flashing at the eves, and be overlapped by the flashing at the rakes. This condition may cause moisture damage to roof sheathing in the affected areas from wood decay and/or delamination. • Some areas of the roof were missing roof edge flashing. Lack of roof edge flashing leaves the edges of roof sheathing and underlayment exposed to potential moisture damage from wood decay and/or delamination. The inspector recommends replacement of roof edge flashing in areas where it is missing. • One or more shingles are deteriorated to the point that the fiberglass is present and showing in various locations on the roof covering. Inspector cannot determine the length of life left in the roof covering and recommends that you have a qualified roofing company evaluate and report on their findings before your buying option period has expired. • Exposed nail heads are evident and should be sealed to avoid water penetration. • Debris should be removed from the roof to avoid moisture damage to the shingles. • One or more rubber vent boots were concave and will trap and or allow water to penetrate the roof structure.

Page 10 Item: E	Walls (Interior and Exterior)	• Exterior walls of the home had areas of damaged and/or missing wood siding, which should be repaired or replaced, as needed, to help prevent damage to the home materials, the exterior wall structure and/or to prevent development of unwanted organic growth from moisture intrusion. • Larger than typical cracks were noted on interior walls. This condition could indicate greater than normal movement within the structure, recommend further evaluation and correction, as needed, by a qualified professional. • Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection. • Stains on the walls in the bedroom closet, which were visible at the time of the inspection, appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. Recommend further evaluation and repair, as needed, by a qualified professional. • Some areas of interior walls appear to have a black, possibly organic, substance on them. The inspectors cannot determine cause, test for or determine the specific substance (soot, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, “If you believe that you may have a hidden mold problem, consider hiring a professional.” (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we recommend contacting a lab-certified company to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. • A wall in the bedroom had a hole that appeared to be doorknob damage. The Inspector recommends correction by a qualified drywall or painting contractor.

Page 12 Item: F	Ceilings and Floors	• Stains on the ceiling in the living room, which were visible at the time of the inspection, appeared to be the result of moisture intrusion from roof leakage. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, indicating that the source of moisture may have been corrected, or leakage may be intermittent. You should ask the seller about this condition. • Stains on the ceiling in the living room, which were visible at the time of the inspection, appeared to be the result of roof leaks. The moisture meter showed elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the leakage has been recent. The source of leakage should be identified and corrected, and the ceiling properly repaired. • Small cracks were observed on the ceiling. This is, generally, not a structural issue but mainly a minor settling event of the structure and should not be a concern. Recommend patching to resolve the issue. • Installation of vinyl flooring in the home was incomplete, leaving the subfloor exposed in areas. • The home had minor vinyl floor damage visible at the time of the inspection. • Sub floor at the base of the toilet, in the hallway bathroom, was deteriorated with elevated moisture levels at the time of inspection. Recommend further evaluation and correction, as needed, by a qualified professional.

Page 13 Item: G	Doors (Interior and Exterior)	• One or more exterior doors had minor damage visible. • Trim around one or more exterior doors had minor damage. • The door to the exterior had loose hinges. This condition should be corrected for proper door operation and to prevent worsening damage. • Air leakage around exterior doors was apparent at the time of the inspection. Methods used to prevent air leakage at doors typically include installation of air sealant strips around door jambs and installation of sweeps (a sweep is a rubber strip that attaches to the bottom of a door to seal the gap between the bottom of the door and the threshold). Homes without effective seal against air leakage at doors will incur higher annual heating/cooling costs and occupants may experience lower comfort levels than with a similar home with doors effectively weather-sealed. • One or more doors to the exterior rubbed on the flooring and needs repair. • An exterior door in the rear of the house was binding on the threshold and was difficult to open or close. • Some doorways were visibly out of square and doors did not close. This condition may indicate substantial settling within the structure. • An interior door, to the bedroom, was binding on the jamb and did not operate properly. • An interior door, to the bathroom, closet, was binding on the jamb and would not close. • Interior doors in the home exhibited severe damage or deterioration at the time of the inspection. • One or more interior doors were missing a stop. This condition may result in wall damage. The Inspector recommends that a stop be installed to protect the wall.
Page 15 Item: H	Windows	• It is desirable to replace window screens that are missing. This present owner should be consulted regarding any screens that may be in storage. • A exterior window to the front of the home had severe damage visible at the time of the inspection. The window may require replacement. • One or more Windows sills in the home exhibited moderate damage that appeared to be from moisture intrusion. Sealant around the window exteriors should be re-applied as necessary to avoid continuing damage. Any interior damage should be properly repaired, as needed, by a qualified professional.

Page 16 Item: K	Porches, Balconies, Decks, and Carports	• One or more posts, supporting the deck, had contact with soil at the time of the inspection. Wood in contact with soil will eventually decay and the decayed areas will crush under the weight of the load they support, compromising the deck structure. The Inspector recommends that all posts, supporting the deck structure, be appropriately protected from contact with soil by a qualified professional. • As of 2008, the NEC added the following requirement: Balconies, decks and porches that are accessible from inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck or porch. The receptacle shall not be located more than 6 1/2 feet (2m) above the balcony, deck or porch surface. With the exception to the rule - if the deck is under 20 sq feet. • Deck planking (the walking surface) had moderate wear or deterioration visible at the time of the inspection. Routine maintenance will improve its lifespan. • The front exterior staircase had no handrail. Generally-accepted current safety standards mandate that stairs with 4 or more risers should have a handrail.
Page 17 Item: L	Address / WDI	• HOUSE ADDRESS NUMBERS -- the house address numbers should be at least 4" tall and visible from the street for safety and emergency purposes. Recommend replacing the current numbers with appropriate ones, and OR making sure they are visible from the street, to ensure your safety and a quick response from the emergency teams!
Page 18 Item: M	Kitchen Cabinets	• The floor of the kitchen sink cabinet exhibited damage from current moisture intrusion. The moisture meter showed elevated levels of moisture present in the floor indicating recent leakage. The source of the leak should be located, and the condition corrected to avoid further damage to the cabinets, wall/floor structure and the development of unhealthy conditions like unwanted organic growth. • The floor of the kitchen sink cabinet was badly damaged and should be replaced. • The floor of the kitchen sink cabinet has a black, possibly organic, substance on it. The inspectors cannot determine cause, test for or determine the specific substance (soot, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, “If you believe that you may have a hidden mold problem, consider hiring a professional.” (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we recommend contacting a lab-certified company to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present.

ELECTRICAL SYSTEMS		
Page 20 Item: A	Service Entrance and Panels	• The electrical service sub panel was located in a closet. Because of the combustible nature of clothing and inadequate working clearances, service panels are no longer allowed to be installed in closets. The Inspector recommends consulting with a qualified electrical contractor to discuss options and costs for moving the service panel to a proper location. • The label identifying the main emergency disconnect was missing from the exterior of the main disconnect panel. The main emergency disconnect panel should have a clearly visible, identifying label on its front face so that, in an emergency, the main power can be quickly identified and shut off. Recommend correction, as needed, for safety. • The overhead service-drop conductors pass over adjacent private property. This is permissible only if an easement exists. If no easement exists, as the future homeowner you may be required to pay the cost of moving the service wires. Depending on the situation this can be expensive. You should take action to confirm that an easement exists. • The overhead service-drop conductors were routed near tree branches. Although this did not appear to be a problem at the time of the inspection, as tree branches grow they may begin to contact and abrade the service conductors during windy periods. You should monitor this area in the future and arrange to have tree branches cut back as necessary. • The label identifying the main breaker was missing from the service panel. The service panel should contain a clearly-marked label identifying the main breaker so that in an emergency, the main power can be quickly shut off. • The dead front cover of the service panel was missing and energized electrical components were exposed to touch. This condition is a shock/electrocution hazard and should be corrected immediately. • Current Building standards require the main service line fasteners to be covered with a protective barrier cap. At the time of inspection, there were no protective barrier caps in place. • The Circuit Directory label identifying individual electrical circuits was missing from the service panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed. • There is aluminum service wiring present that does not have anti-oxidant grease applied to the wires. This is only a recommendation and not a requirement, but is called out as a deficiency according to the SOP from TREC. • There are white conductors in the panel that should be labeled as ungrounded conductors with any color except white or green.

		• The protective sheathing has been cut back to a point that an excessive amount of energized branch circuit wires are exposed, causing the potential danger of a SHOCK HAZARD! • Damaged/corroded wiring should be replaced or appropriately repaired by a licensed electrician. • The inspector was unable to locate a bonding tab and or bonding screw in this service cabinet. Bonding tabs or screws are designed to electrically bond the metal cabinet to the service grounding and neutral system. This is a defective installation. • Circuit breakers in the service panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard. • This sub-panel did not have proper clearances to provide quick access for an emergency disconnect. This condition should be corrected. The clear working space required in front of a sub-panel is 30" wide by 36" deep with a minimum headroom clearance of 6'-6". • The Circuit Directory label was present in the sub panel, but without proper markings of the individual circuit branch. The Circuit Branch Directory should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly be shut off. The Inspector recommends that a properly marked Circuit Directory label be installed. We cannot comply with the minimum inspection standards of practice requiring evaluation of breaker sizes against manufacturing specifications. • Current Building standards require the main service line fasteners to be covered with a protective barrier cap. At the time of inspections, there were no protective barrier caps in place in the sub panel. • There is aluminum service wiring present, in the sub panel, that does not have anti-oxidant grease applied to the wires. This is only a recommendation and not a requirement, but is called out as a deficiency according to the SOP from TREC. • There are white wires in the sub panel that should be labeled as un-grounded conductors with any color except white or green. • There is Romex sheathing cable present in the sub panel. The sheathing should be cut back to where it enters the panel to avoid the paper product inside the casing to potentially cause a fire. • This sub-panel had a neutral bus bar that was bonded to the metal panel cabinet. This condition is improper and is a potential electrical shock/electrocution hazard. The neutral bus bar should be electrically isolated from the cabinet.

		• AFCI breakers are required per current building standards in newer construction homes located in all room except where GFCI breakers are required, (i.e. - bathrooms, kitchen, garage, crawl space, exterior, basements, and laundry rooms). Inspector recommends that you consult with a licensed qualified electrician to evaluate and install these breakers if possible where required for safety reasons. • There were no CAFCI/GFCI breakers installed in this sub panel at the time of inspection. Under the current building standards, CAFCI/GFCI breakers should be used to protect the circuits for the dishwasher, garbage disposal, and laundry area, each being on a separate circuit. Recommend updating to current building standards be done for safety reasons! • One or more circuit breaker in this sub-panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard.

Page 26 Item: B	Branch Circuits, Connected Devices, and Fixtures	• The working space in front of the A/C disconnect is inadequate. A/C service disconnect is not to be installed directly behind the condenser. This is not an uncommon installation in older homes. As a safety upgrade, you could consider having the disconnect repositioned to a more appropriate location. • Although exterior electrical receptacles were enclosed in weatherproof enclosures, most had no Ground Fault Circuit Interrupter (GFCI) protection was provided. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, and building standards have changed to reflect this current understanding. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection. This can be achieved by: 1. Replacing the current standard receptacles with GFCI receptacles. 2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles. 3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker. • An electrical receptacle on the left of the house was improperly secured and moved when a plug was inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. • Extension cord used as permanent wiring was visible at the kitchen. This condition is a potential fire hazard. • A junction box installed at the home exterior, in the crawlspace, was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed. • One or more exterior lights are inoperative at the time of inspection. This could be due to photo sensors, timers or could be caused by a burned out bulb, or a problem may exist with the light fixture, wiring or the switch. If no sensors are present, these light fixtures should be re-tested after the bulb is replaced. If after the bulb replacement the fixture still fails to respond to the switch, this condition could be a potential I fire hazard. • One or more exterior light fixtures are missing a diffuser and should be replaced. • Exterior electrical conduit was damaged, exposing wiring to the elements. Recommend correction by a qualified professional. • Electrical receptacle cover plates were missing in various rooms in the home. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. • Electrical receptacles, in several rooms in the home, were improperly secured and moved when plugs were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard.

		• No ground fault circuit interrupter (GFCI) protection of the homes' interior electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in crawlspaces, garages, kitchens, bathrooms, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. In each electrical circuit, replacing the receptacle located closest to each overcurrent protection device (usually a breaker) with a GFCI receptacle. 2. Replacing the breakers currently protecting the electrical circuits with GFCI breakers. • No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms, living rooms, dens, dining rooms, sitting rooms, closets, pantries, family rooms, game rooms, parlors, libraries, sun rooms, recreational rooms, hallways and or similar rooms. Safety standards with which new homes and or remodeled homes must comply require the installation of AFCI protection of all electrical receptacles in rooms listed above . This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection may have not been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends a licensed qualified electrician evaluate the electrical system and update the receptacles to provide AFCI protection in the existing rooms listed above, if possible. • The light and fan, in several rooms, were controlled by one light switch. The switch may not be rated to carry both electrical loads. An undersized switch could overheat, potentially causing a fire. Recommend further evaluation by a qualified electrician. • One or more interior lights did not respond to the controls at the time of inspection. If replacing the bulbs does not remedy this condition, then the circuit should be further investigated by a qualified electrical professional. • One or more light fixtures are missing a diffuser and should be replaced.
Page 29 Item: C	Smoke / CO detectors	• There are fire or smoke detectors missing or not present in all locations required. Alarms are required in each sleeping room and directly outside each sleeping area in the immediate vicinity. A smoke alarm is also required in the room containing a fireplace. SAFETY HAZARD! All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed. • One or more smoke detector are chirping. This item should be repaired as it poses a potential safety hazard.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 30 Item: A	Heating Equipment	• Seller states that the auto function of the thermostat does not function properly. If this function is important to you, the thermostat should be further evaluated and repaired, as needed, by a qualified professional. Heat and cool functions, independently, responded normally at inspection.
Page 32 Item: B	Cooling Equipment	• The insulation on the refrigerant lines at the A/C condenser unit have become deteriorated and decayed and should be replaced. • The working space in front of the A/C disconnect is inadequate. A/C service disconnect is not to be installed directly behind the condenser. This is not an uncommon installation in older homes. As a safety upgrade, you could consider having the disconnect repositioned to a more appropriate location. • The interior coils, for this AC system, were very dirty. This can decrease efficiency. Recommend further evaluation and correction, as needed, by a qualified professional.
Page 34 Item: C	Duct Systems, Chases, and Vents	• One or more air filters for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home. • Filter is torn or damaged and should be replaced.

PLUMBING SYSTEMS		
Page 35 Item: A	Plumbing Supply, Distribution System and Fixtures	• It is recommended that a backflow preventer device be added to the hose bib(s). (i.e. vacuum breaker/ anti-siphon device) • At the time of the inspection, the bathrooms exhibited general moderate wear and deterioration commensurate with the age of the home. • The toilet in the bathroom ran continuously at the time of the inspection. This usually indicates a failed flapper valve, the need for float mechanism adjustment or water leaking from the water tank into the bowl. The Inspector recommends correction to avoid wasting water. • In this bathroom, moisture meter readings indicated elevated moisture levels in the floor around the base of the toilet. This condition is typically due to failure of the wax gasket that seals the toilet to the floor. The inspector recommends further evaluation and repair, as needed, by a qualified professional to avoid further sub-floor damage, from decay. • Water leaked from the underside of the holding tank, usually indicating that the rubber seal around the neck or hold down screws has deteriorated and is no longer sealed. • The tub faucet in the bathroom was improperly installed. • The faucet and/or shower fixture, in the tub, had areas of damaged and/or missing sealant, which may allow moisture to penetrate the structure. Recommend correction, as needed, by a qualified professional, to prevent damage to the structure and potential unwanted organic growth. • The diverter valve, the valve which diverts water from the tub faucet to the shower head, was inoperable or did not operate correctly, at the time of inspection. • Sealant where the tub meets the wall was old and had sections of missing sealant which may allow damage from moisture intrusion of the wall assembly. • The faucet in the kitchen leaked while not in use. This typically indicates that a valve seal needs replacement. • The water pipes servicing the water heater were leaking at the time of inspection. Recommend further evaluation and correction, as needed, by a qualified professional. • The floor of the bathroom vanity had damaged visible from previous moisture damage. The area was dry at the time of inspection. Recommend correction, as needed, by qualified professional.
Page 38 Item: B	Drains, Wastes, and Vents	• Drain, waste and/or vent pipes visibly leaking in the crawl space at the time of the inspection should be repaired to prevent the development of unhealthy conditions. • Flexible (accordion type) tubing was used in one or more locations of the home's visible drainage system. All drain pipe should have a smooth interior, allowing refuse to pass unobstructed through the pipes. Using a flexible or accordion type tubing restricts material flowing through the pipe, potentially causing blockages. This type of pipe is also susceptible to developing leaks along the ridges of the flexible portion of the drain.

Page 39 Item: C	Water Heating Equipment	• The exterior casing of the water heater is damaged and showed evidence of a possible ongoing leak. Recommend further evaluation and correction, as needed, by a qualified professional. • The discharge pipe, serving the Temperature and Pressure Relief Valve (TPR) for the water heater, is improperly installed. Recommend further evaluation and correction, as needed, by a qualified professional. The drain, for the TPR valve, should: > be the same size as the TPR valve outlet size for the length of the drain with no restrictions. > be gravity operated (run downhill at all times). > terminate at the exterior, pointed downward, between 2" and 6" inches from grade, with no threads at the end, or between 2" and 6" above the floor in the garage, pointed downwards, with no threads at the end, and diverted away from damageable materials. >have no more 90º or 45º elbows than allowed by the manufacturer. (typically 4-6) • No safety catch pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional.
APPLIANCES		
Page 42 Item: D	Ranges, Cooktops, and Ovens	• Anti-tip bracket for the slide in range was not installed, a child standing on the open oven door could overturn the range causing an unsafe condition creating a LIFE SAFETY HAZARD! This should be repaired immediately!
Page 43 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	• No room ventilation was provided for one or more bathrooms at the time of the inspection. To avoid poor conditions resulting from excessively moist air an exhaust fan should be installed.