



SWAN HOME INSPECTIONS PLLC

8325176625

Ralph@swanhomeinspections.com

<https://www.swanhomeinspections.com>



HOME INSPECTION

1234 Main St.
Porter TX 773654687

Buyer Name

04/06/2019 9:00AM



Inspector

Ralph Swan Jr.

Ralph Edward Swan Jr.

INTERNACHI Certified Home Inspector

Trec #22655

(832) 517-6625

ralph@swanhomeinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. Porter TX 773654687
(Address or Other Identification of Inspected Property)

Ralph Swan Jr. - INTERNACHI Certified Home Inspector
By: Trec #22655 04/06/2019 9:00AM
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family One-Story

Occupied:

Homes that are occupied or staged typically present limitations to the inspection process. Furniture, belongings, appliances and floor or wall coverings can potentially cover up problems that may otherwise be detected in an empty home.

In Attendance: Buyer, Buyer's Agent

Weather: Clear

Temperature: Over 65

Rain in Last 3 Days: No

Soil Surface : Dry

Appurtenance: Covered Porch

Garage: Attached

Age Of Home:

2014

Inspection Information: NOTICE: This report is paid for by and prepared for the client named above and is not transferable. - Directional References Are Made From Facing Front Entry

Pictures: The digital pictures in this report are a sampling of the conditions or damages and should not be considered to show all of the conditions, damages, or deficiencies observed. The photographs included in this report are intended to illustrate some, but not all of the defects and to clarify the text information in the report.

The use of "special equipment" is at the discretion of the inspector in order to form opinions as he sees fit in certain instances.

Cosmetic and other defects related to age and use are not typically identified.

Throughout the report the inspector may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

After the inspection report is issued, it is recommended that the repairs be completed, or agreements made to complete the repairs before final closing. The buyer accepts all material defects, latent or exposed, upon closing. It is also recommended to have an annual reinspection performed by an inspector, or further evaluation by qualified contractors. This will ensure that repairs are made properly, as well as further evaluating systems and components over time. It is also recommended to purchase a home warranty for at least the first year in your new home.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance,

including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

I	NI	NP	D
----------	-----------	-----------	----------

I. STRUCTURAL SYSTEMS

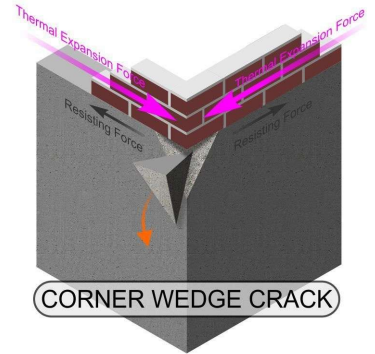
A. Foundations

Type of Foundation(s): Concrete Slab

Corner Cracks:

Foundation corners cracked and/or sheared off (corner pops); This condition does not adversely affect the performance of the foundation, however cosmetic improvements may be necessary.

Northeast, Northwest Foundation Corners



Typical Movement :

The performance of the foundation is determined by the visual movement indicators observed at the time of the inspection. In my opinion, the foundation appeared to be performing as intended with some movement indicators present at the time of the inspection. In my opinion, the movement indicators observed appeared to be typical for a home of this age. The full performance and the rate of movement is not able to be fully determined during a one-time inspection. If concerns exist about the foundations performance or the rate of movement a structural professional should be consulted.

Comments :

Inspection Notes: The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

Future performance of the structure cannot be predicted or warranted.

B. Grading and Drainage

Planting Beds Near Foundation:

Planting beds have been constructed near the exterior walls. Water for plants will eventually soak into soil and may reach soil supporting the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above.

No Gutter System:

Areas of this home has no gutter system installed at the time of inspection. While it may not be required, installing a complete gutter system may be beneficial and help prevent premature settling of the foundation due to elevated levels of moisture in the soil supporting the foundation.

Comments :

Maintenance: Keep debris from clogging drainage pathways. Keep foliage trimmed away from structures. Remove debris from any underground drainage inlets regularly.

Soil and slope stability and hydrological conditions are not within the scope of this inspection. The functionality of underground drainage components cannot be determined during a typical inspection. In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.

I	NI	NP	D
----------	-----------	-----------	----------

1: Gutter Discharges to Roof

 Maintenance Item

Roof Covering

One or more gutters around the home was found to be discharging directly to the roof surface. This condition should ideally be corrected to help prevent premature deterioration of the shingles in this area due to high water volumes. This is a common issue for new homes.

Recommendation: Contact a qualified gutter contractor



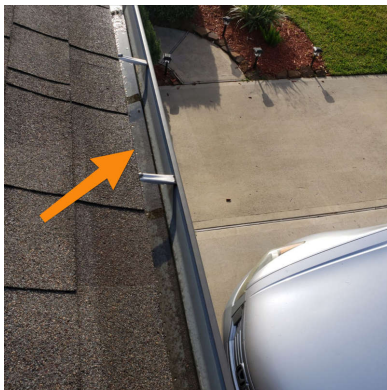
2: Gutter - Slope

 Recommendation

South Exterior

Gutters around the home appeared to be sloped incorrectly. This condition can result in excessively high moisture levels and decay. The Inspector recommends correction to help promote proper drainage.

Recommendation: Contact a qualified gutter contractor



C. Roof Covering Materials

Types of Roof Coverings: Asphalt Composition Architectural Shingles

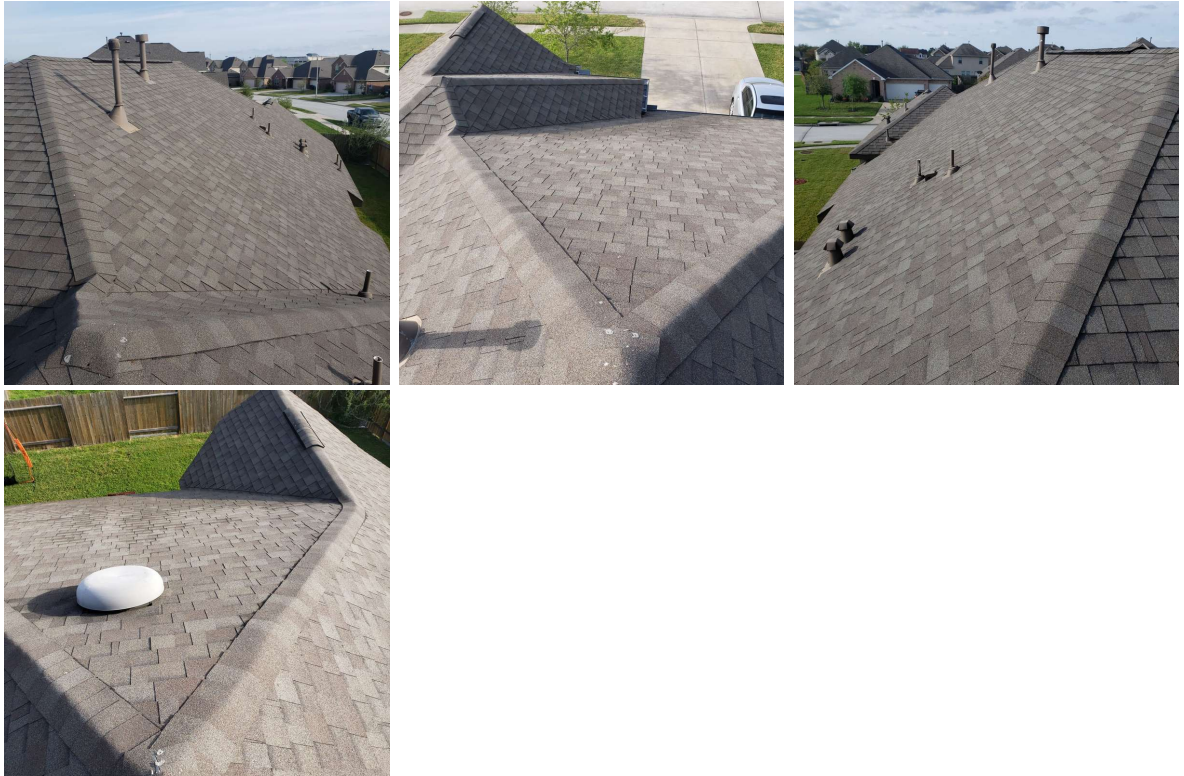
Viewed From: Walked

Roof Type: Hip, Valley

Good Condition :

Good Condition

Inspector Opinion of the roof condition is considered a professional courtesy to assist you in better understanding the condition.



Layers Of Shingles :

One layer of shingles was observed.



Comments :

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance.

No Destructive Research Or Testing:

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

I	NI	NP	D
----------	-----------	-----------	----------

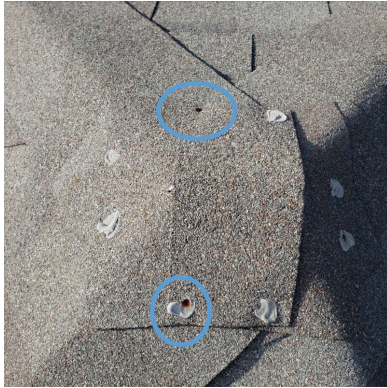
1: Fasteners-Exposed

 Maintenance Item

Roof Covering

Some areas of the roof had fasteners visible. Fasteners have been installed to secure shingles or flashings from being blown loose by wind. Exposed fasteners should be sealed periodically to prevent moisture intrusion into the roof structure.

Recommendation: Contact a qualified professional.



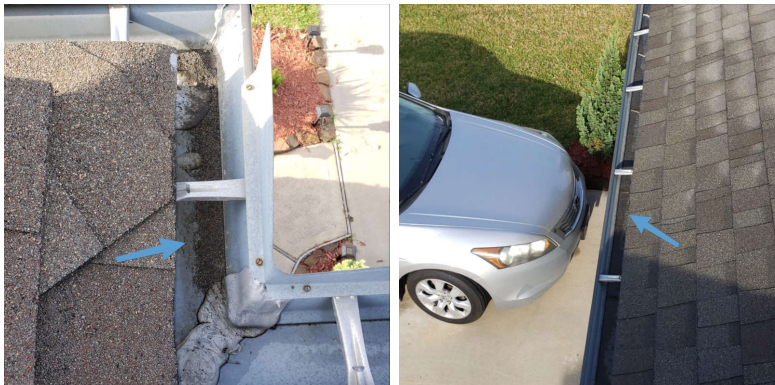
2: Granules in Gutter

 Maintenance Item

Gutters

Granules from the asphalt shingles were accumulated in the gutters. This is not a defective condition, but is common and expected. However, the granules trap sediment which hardens and prevents fully functional drainage of the gutters and may hasten rust or corrosion. The Inspector recommends thorough cleaning to help prevent deterioration of the gutters.

Recommendation: Contact a qualified professional.



3: Raised Flashing

 Recommendation

East Exterior Roof

Raised areas of flashing was observed. Raised flashing can allow wind driven rain access to the attic. Proper repair is recommended.

Recommendation: Contact a qualified roofing professional.

I	NI	NP	D
----------	-----------	-----------	----------



4: Satellite Bolted Through Roof

🔴 Recommendation

West Exterior Roof

Satellite dishes bolted through the roof surfaces is not a recommended configuration. The penetrations should be properly sealed.

Recommendation: Contact a qualified professional.



5: Damaged Shingles

🔴 Recommendation

East Exterior

Damage to areas of the shingles were observed. Damaged areas and/or shingles should be repaired or replaced.

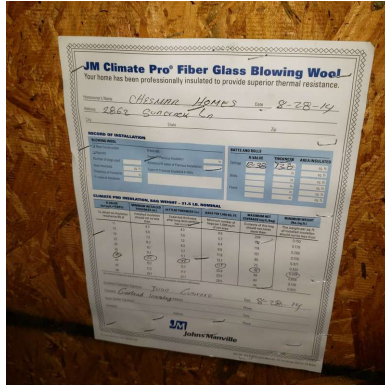
Recommendation: Contact a qualified roofing professional.



D. Roof Structures and Attics

Approximate Depth of Insulation: More Than 12 Inches - Fiberglass Blowing Wool. R 38 Value.

I	NI	NP	D
----------	-----------	-----------	----------



Viewed From: Walked
Roof Structure Type: 2 X 6 Rafters
Attic: Pull-Down Stairs

Comments:

Notes Framing techniques and codes change over time. The best indicator of framing performance is the current condition.

Maintenance Keep attic ventilation openings clean and covers secure.

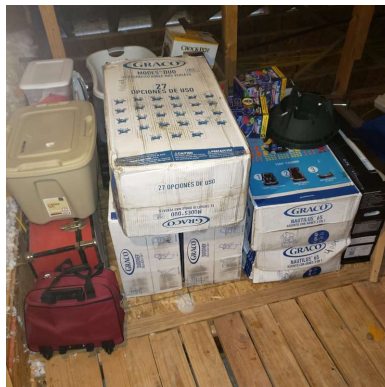
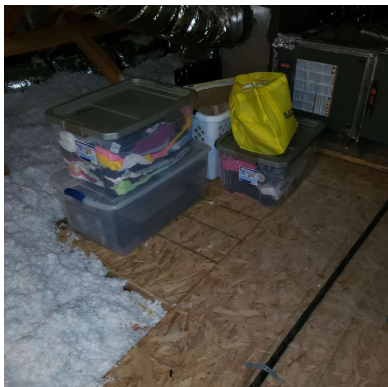
Accessible areas of attics are inspected. Power ventilation fans are not tested.

All Areas Not Accessible:

All areas of the attic are typically not accessible for inspection due to low headroom, lack of attic walkways, occupant's belongings or other factors. Insulation is not disturbed or removed during the inspection.

Platform Being Used As Storage :

The platform in the attic structure was being used as storage. This limits the inspection of the attic structure. If concerns exist with the attic/roof structure it is recommended a qualified professional be consulted for further evaluation.



I	NI	NP	D
----------	-----------	-----------	----------

1: Rafters - Poor Top Cuts

🔴 Recommendation

Attic

Plumb cuts where rafters connected to the ridge were badly cut. This condition can reduce the strength of these connections. While this condition is improper, it should not warrant roof replacement at this time.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Wall Material: Gypsum Board

Siding Material: Brick Veneer, Stone, Hardie Board

Comments :

Walls are inspected for proper installation and deficiencies related to performance or water penetration. Cosmetic damage is generally not reported

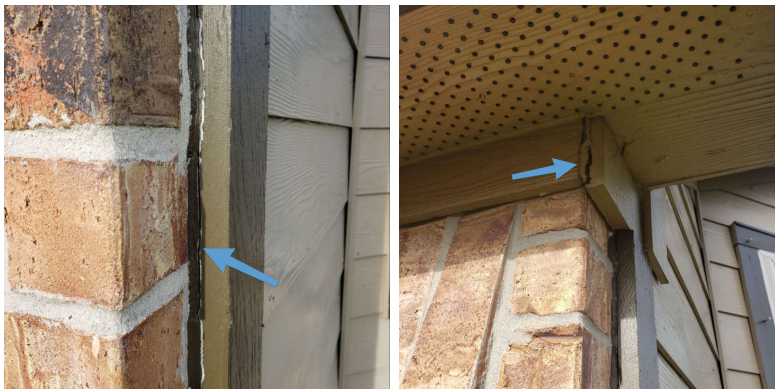
1: Gaps Need Sealant

🔧 Maintenance Item

Various Locations

The home had visible gaps or holes in areas of the siding covering exterior walls. The Inspector recommends application of an appropriate sealant at these areas to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold.

Recommendation: Contact a qualified professional.



I	NI	NP	D
----------	-----------	-----------	----------

2: Mortar Deterioration

🚩 **Recommendation**

East Exterior Wall

Brick exterior walls had areas of mortar joint deterioration. These areas should ideally be re-pointed to help prevent continued deterioration. You should consult with a qualified masonry contractor before the expiration of your Inspection Objection Deadline to determine options and costs.

Recommendation: Contact a qualified masonry professional.



3: Roof Runoff Stains

🚩 **Recommendation**

West Exterior Wall

Stains were observed on areas of the exterior walls. These stains appeared to be where moisture is discharging from the roof down the exterior walls. We recommend the areas be cleaned and that improvements be undertaken to promote moisture away from the walls/structure.

Recommendation: Contact a qualified professional.



4: Siding Caulking

🚩 **Recommendation**

Various Locations

Cracking, deteriorated, and/or missing sealant was observed around exterior wall connection joints. It is recommended all joints be properly sealed to prevent moisture intrusion.

Recommendation: Contact a qualified professional.

I	NI	NP	D
----------	-----------	-----------	----------



5: Siding Damaged

🔴 Recommendation

North Exterior Wall

Areas of the exterior siding/trim were observed to be damaged. We recommend these sections of siding/trim be repaired or replaced.

Recommendation: Contact a qualified siding specialist.



6: Moisture Stains

🔴 Recommendation

Master Bathroom

What appeared to be a moisture stain was observed on the interior wall in the laundry room. A thermal imaging scan and moisture meter determine that the leak was not active. Further investigation into this issue may be necessary.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors
Ceiling Structure: 2X6

I	NI	NP	D
----------	-----------	-----------	----------

Ceiling Materials: Gypsum Board

Floor Structure: Slab

Floor Coverings: Wood, Tile, Carpet

Comments :

Ceilings are inspected for proper installation and deficiencies related to performance or water penetration. Cosmetic damage is generally not reported.

Recently Painted :

Areas of the interior ceilings appeared to have been painted/patched. Painted/patched areas on the interior ceilings can make it difficult for the inspector to see deficiencies.

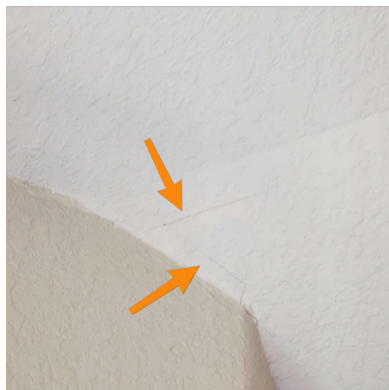
1: Gambrell Ceiling Deficiencies

🔴 **Recommendation**

Hallway In Front Of Master, Various Locations

Gambrell ceilings are present within the home. It is typical that these ceiling structures will, as the home settles and "racks" or moves with high winds, develop cracks and nail pops at the corner area which intersects with the vertical wall surface below. The cause is generally accepted that the Sheetrock is attach to the rafters and as the roof flexes, the Sheetrock moves as well. This will cause the cosmetic issues mentioned earlier.

Recommendation: Contact a qualified professional.



2: Nail Pop

🔴 **Recommendation**

Dining Room, Various Locations

Nail pops were observed on the interior ceilings. Cosmetic improvements are recommended.

Recommendation: Contact a qualified professional.



I	NI	NP	D
----------	-----------	-----------	----------

3: Typical Ceiling Cracks

🔴 Recommendation

Hallway In Front Of Master Bedroom, Kitchen, Bathroom #1

Interior ceiling cracks were observed on the interior ceilings of the structure. In my opinion, the ceiling cracks appeared to be typical for a home of this age. This can imply some structural movement of the structure has occurred, as is typical of most houses. We recommend the cracks be monitored.

Recommendation: Recommend monitoring.



G. Doors (Interior and Exterior)

Interior Doors: Hollow Core

Exterior Entry Doors: Wood, Insulated glass, Hollow Core

Garage Door Material: Metal

Comments :

Doors should be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Locks should engage easily.

Change of Occupancy Client should consider replacing exterior door locks.

1: Missing Doorstops

🔧 Maintenance Item

Various Locations

Interior doors in the home were missing doorstops. This condition may result in wall damage. The Inspector recommends that doorstops be installed to protect the wall.

Recommendation: Contact a qualified professional.

2: No self-closing hinges

🔴 Recommendation

Interior Garage Door

The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

Recommendation: Contact a qualified professional.

H. Windows

Windows: Double Pane -

Condensation or signs of moisture between panes of double pane windows typically indicates failure of the seals and may not be visible at all times, depending on weather conditions and other factors. The inspector reports the condition of the property at the time of inspection and makes every effort to find and report all defects, but signs of failed seals may be detected after the inspection as conditions change. [Click here for more information](#)

Comments :

Inspection Notes A representative number of accessible windows are tested. Window blinds and

I	NI	NP	D
----------	-----------	-----------	----------

curtains are not inspected.

Insulated Glass: Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection.

1: Cracked or broken pane

🔴 **Recommendation**

Left Dining Room Window

One or more windows in the home had a cracked or broken pane.

Recommendation: Contact a qualified window repair/installation contractor.



2: Window Caulk

🔧 **Maintenance Item**

Various Locations

Cracking, deteriorated, and/or missing caulking/sealant was noted around the interior/exterior of windows. Repair/replacement of the caulking/sealant is recommended.

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks and Carports

Porch(es) Satisfactory :

The porch(es) appeared to be in satisfactory condition.

I	NI	NP	D
----------	-----------	-----------	----------



Comments :

Notes Attached balconies, carports, and decks and porches that are used for ingress and egress are inspected. Other structures are optional and may not be inspected.

Change of Occupancy Accessory structures may have been installed for specific purposes and may need to be altered or removed.

Maintenance Wood structures in contact with the ground have a high occurrence of deterioration. Regular inspections are recommended.

L. Other

Type: Concrete drive

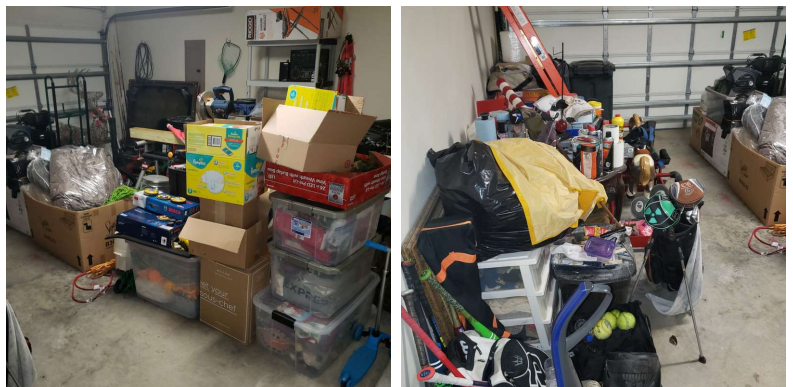
Belongings In Closet :

One or more closets were unable to be fully inspected due to the current homeowners belongings being present.



Homeowners Belongings :

Areas of the garage were unable to be fully inspected due to the current homeowners belongings being present.



I	NI	NP	D
----------	-----------	-----------	----------

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Panel Location:

Garage



Main Disconnect :

West Exterior Wall

Electrical Service: Underground

Panel Type: Circuit breakers

Electrical Panel Capacity : 125 Amps

Electric Panel Manufacturer: Eaton

Comments :

Notes Main entry wiring, breaker panels, and grounding system comprise the service entrance. Loose or damaged electrical components should be considered safety hazards.

Change of Occupancy Don't rely on accuracy of breaker labels. Verify labels before starting any electrical repair. Electrical upgrades may require a permit from local municipality having jurisdiction. For optimum safety all electrical repairs should be made by licensed electricians.

Inspection Notes Inspector does not determine sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Breakers are not operated and accuracy of labeling is not verified.

1: AFCI missing

▲ Safety Hazard/Significant Defect

Electrical Panel Garage

The service panel did not contain Arc Fault Circuit Interrupter (AFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in kitchens, family rooms, dining rooms, dens, bedrooms, sunrooms, closets, hallways, laundry rooms and sleeping rooms is required in new construction.

Recommendation: Contact a qualified electrical contractor.

B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper

Wiring Methods: Romex

Comments :

The inspector will evaluate only accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the property were inspected. Wiring and all associated components underground, interior walls, floors and ceilings, not attached to the property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. GFCI receptacles are not tested if damage could result to the

I	NI	NP	D
----------	-----------	-----------	----------

current owners property or create other problems if the reset button could not be located. Yard lights, intercom systems, speaker wiring, and other low voltage are beyond the scope of this inspection and were not tested.

Smoke & Carbon Monoxide Detectors :

The smoke and carbon monoxide alarms appeared to be in satisfactory condition. According to the U.S. Fire Administration (**USFA**), smoke detectors should be tested at least **once a month** and batteries should be replaced at least **once or twice a year**.

Plugs, Switches - Not Removed:

Plugs, switches, junction box covers and light fixtures are typically not removed during the inspection. Disassembly of the electrical system is beyond the scope of a home inspection and may reveal defects that were not visible at the time of inspection.

1: No Response - Light

🚫 **Recommendation**

Master Bathroom

One or more light fixtures did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, then correction by a qualified professional may be necessary.

Recommendation: Contact a qualified professional.

2: Missing Bulb Covers

🚫 **Recommendation**

Garage

Missing light covers should be replaced.

Recommendation: Contact a qualified professional.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Furnace

Energy Sources: Gas

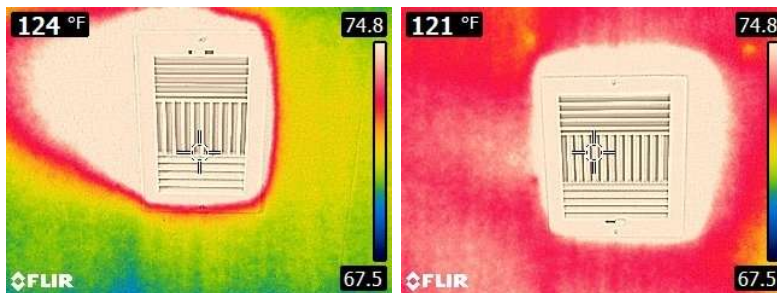
Furnace - Date of Manufacture: 2014 -

The date of manufacture is derived from the serial number on the furnace data plate.

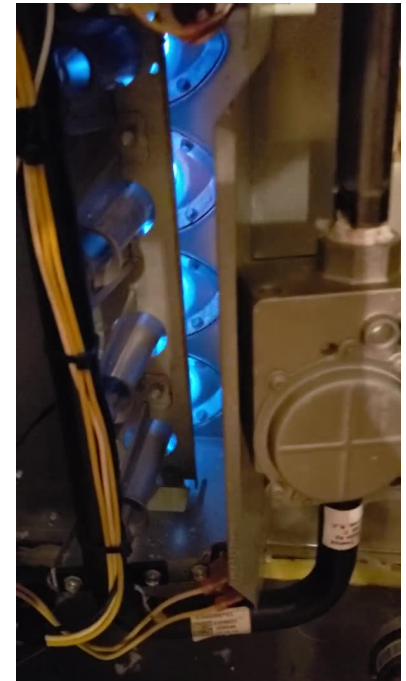
Heat System Brand: Trane

Appears Functional :

Heat supply appears to be in working order. Supply air from the heating system should be 100 Farenheight or more. The photo(s) below is/are a thermal image of the supply air temperature at register(s) at the time of the inspection.



I	NI	NP	D
----------	-----------	-----------	----------



Furnace Location:
Attic



Comments :

The inspection of the heating system is limited to the response of the system at the thermostat, a visual observation of the equipment, and the removal of any normal access panels.

-

B. Cooling Equipment

Type of Systems: Central Air Conditioner

Cooling Equipment Energy Source: Electricity

Central Air Brand: TRANE

Condenser - Date of Manufacture: 2014 -

The date of manufacture is derived from the serial number on the condenser unit data plate.

I	NI	NP	D
----------	-----------	-----------	----------



Condenser Unit Location:
West Exterior Wall

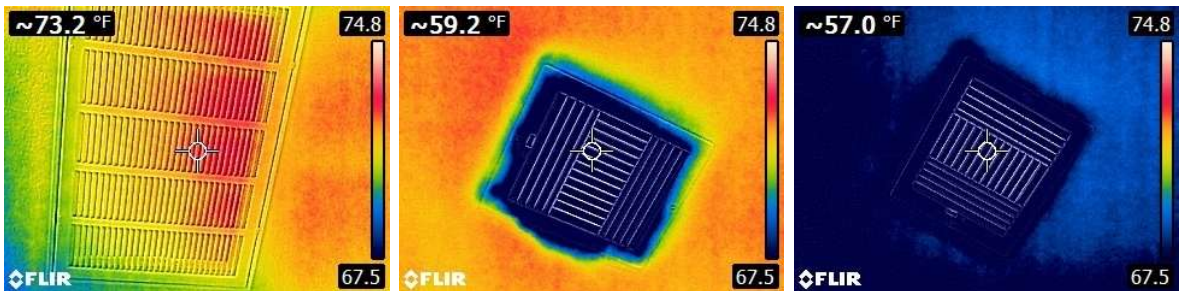


R-410A:

The refrigerant in the cooling system appears to be R-410A, according to the data plate on the unit. R-410A is typically less expensive to refill than the older R-22 systems. No further action is required at this time. This is an informational note only.

Delta T:

A temperature differential was performed and the cooling system perform within normal ranges (14-22 degrees). A thermal reading of the differential temperature of the supply (ambient) air and the return (vent) air was the test performed, disassembly of the air conditioning system was not performed.



I	NI	NP	D
----------	-----------	-----------	----------



Comments :

Installation and access to the system are checked. Temperature readings are taken to gauge proper operation of systems. Refrigerant pressure levels are not checked. Cooling systems are not operated when outside temperature is below 60 degrees.

1: Rusted Drain Pan

🔴 Recommendation

Beneath Air Handler In Attic

The drain pan is rusted and may fail prematurely. This should ideally be corrected to help prevent water intrusion into the wall/ceiling structure.

Recommendation: Contact a qualified professional.



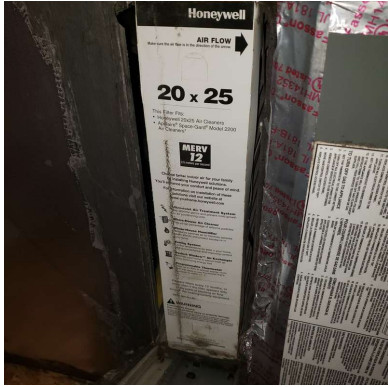
C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: (Three filters), 20x25, 16x25x1, 15x20

I	NI	NP	D
---	----	----	---



Comments :

Notes Balancing air flow of the conditioned air to the various parts of the building is the goal of a distribution system. This is usually accomplished with the use of different duct sizes and duct placement.

Installation and condition of visible ducts are checked. Sizing, efficiency, or adequacy of the duct system is not verified.

1: Dirty Filter

🔴 Recommendation

Hallway In Front Of Master

The disposable filter is clogged and is dirty. The filter needs to be replaced.

Recommendation: Contact a qualified professional.

2: Ducts Touching

🔴 Recommendation

Various Locations In Attic

Various supply/return ducts were observed to be in contact with each other. Condensation can develop between contacted areas of the duct work. Separation of contacted ducts is recommended.

Recommendation: Contact a qualified professional.



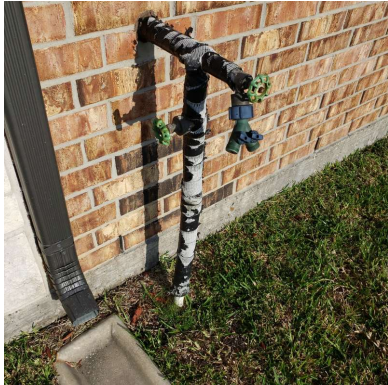
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Water Supply: Public

Location of water meter: Front Of Property

Location of main water supply valve: East Exterior Wall



Static water pressure reading: 70 psi

Water Supply into Home: PVC

Plumbing Water Distribution Inside home: PVC, CPVC

Fuel Supply :

West Exterior Wall



Comments :

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Fixture shutoff valves to faucets and toilets are not tested. Due to their hidden nature, we do not review appliance water supply or drain connections, or hookups. A majority of supply and drain plumbing are not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

Shut-Off Valves - Not Operated:

The main water shut-off valve and individual fixture shut-off valves were not operated at the time of inspection to avoid potential water damage from leakage. If the valve has not been operated recently, it may leak and need to be repaired.

1: Deteriorated Caulking

 **Maintenance Item**

Bathrooms

Cracking, deteriorated, and/or missing shower caulk should be replaced.

Recommendation: Recommended DIY Project

I	NI	NP	D
----------	-----------	-----------	----------



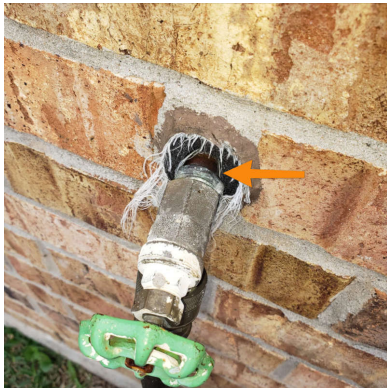
2: Hose Bibs Missing Insulation

🔴 Recommendation

West Exterior Wall

One or more hose bibs were observed to be missing insulation.

Recommendation: Contact a qualified professional.



B. Drains, Wastes and Vents

Plumbing Waste: Public

Plumbing Waste Pipe: PVC

Comments :

Notes Some drain pipe material will deteriorate and need replacement. Lifespans of some pipe material is affected by water quality.

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Plumbing gaskets and seals will eventually fail. Drain pipe failures are more common with usage changes, especially at seldom used fixtures, common during changes of ownership.

Maintenance Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

Drainage and vent pipes are evaluated where visible and accessible only. We do not evaluate subterranean drainage systems. Tub and sink overflow drains are not tested. Due to their hidden nature, we do not review appliance drain connections. A majority of drain plumbing is not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

Drain, Waste & Vent Pipes - Not Visible:

Most drain, waste and vent pipes are typically not visible in a finished home and a sewer scope camera was not used at the time of inspection.

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

I	NI	NP	D
----------	-----------	-----------	----------

C. Water Heating Equipment

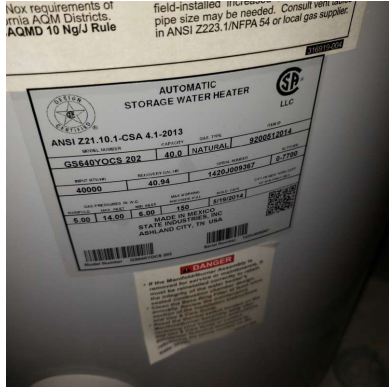
Energy Sources: Gas

Capacity: 40 Gallon

Water Heater Manufacturer: State Select

Water Heater - Date of Manufacture: 2014 -

The date of manufacture is derived from the serial number on the data plate.



Water Heater Location:
Attic



Comments :

Water heater lifespans largely depend on maintenance.

Inspection Notes Inspector does not test discharge piping or pan drain pipes; operate the temperature and pressure relief valve; or determine the efficiency or adequacy of the unit. Water heater outer covers can obscure deficiencies. Interior components and conditions are not visible.

Change of Occupancy Check thermostat set points. The temperature of domestic hot water should not be above approximately 120 F to help prevent scalding (child safety).

TP&R Not Operated:

The TP&R valve for the water heater was not operated at the time of inspection, since the water heater was in the attic or the inspector felt that water damage may occur from a malfunction in the valve or piping. Temperature, pressure and relief valves should be tested periodically to ensure proper operation. Consult a qualified plumber if this an area of concern.

D. Hydro-Massage Therapy Equipment

Hydrotherapy Tub :

The hydrotherapy tub was filled and appeared to be functioning as intended.

I	NI	NP	D
----------	-----------	-----------	----------



Comments :

Hydro-massage tubs should have an access to inspect and service the plumbing and motor. The motor should be on a dedicated electrical circuit with GFCI protection.

Change of Occupancy

Client should operate the tub with a cleaning solution (check manufacturer recommendations) to remove debris before use.

- E. Other**

Not Pressure Tested:

Gas/LP piping was not exhaustively tested for for leaks and a pressure test was not performed at the time of inspection.

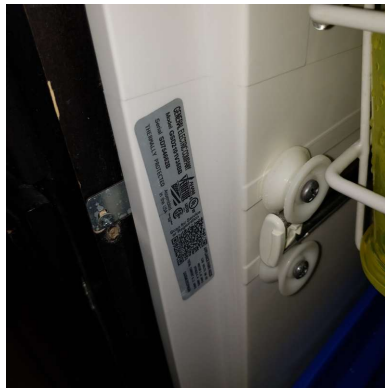
V. APPLIANCES

- A. Dishwasher**

Performing Satisfactory:

The dishwasher was operated and appeared to be performing as satisfactory.

Dishwasher Brand: GENERAL ELECTRIC



Comments :

Notes Dishwasher are tested for basic function and components are inspected. The dishwasher drain

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

I	NI	NP	D
----------	-----------	-----------	----------

should be routed to provide an air-gap to assure separation of the supply water from the waste water.

Inspection Notes Due to their hidden nature, we do not review appliance water supply or hookups.

B. Food Waste Disposers

Performing Satisfactory :

They food waste disposer was operated and appeared to be functioning as intended.

Disposer Brand: IN SINK ERATOR



Comments :

Disposers are tested for basic function. Installation and components are inspected - including splash guard, grinding components, and exterior casing.

C. Range Hood and Exhaust System

Exhaust/Range hood: VENTED

Microwave Vent: The range hood exhaust system was part of a combination vent hood/microwave oven appliance.



Comments :

Range hoods are tested for basic function. Fan, ducting, and light components are inspected.

D. Ranges, Cooktops and Ovens

Oven Functioning :

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

I	NI	NP	D
----------	-----------	-----------	----------

The oven was tested at 350 and read within the acceptable 25 range, in my opinion the oven appear to be functioning as intended.



Cook Top Functioning :
The cook top appeared to be functioning as intended.



Energy Source: Natural Gas
Type: Range
Range/Oven Manufacturer: GENERAL ELECTRIC



Comments :
Oven self-cleaning operation and timers are not tested.

1: Gas Shut Off Valve

🚫 **Recommendation**

Range In Kitchen

A gas shut off for the range/oven was not observed. A gas shut off valve should be located in the same room as the range/oven and within 6' of the appliance. The range/oven was not removed.

Recommendation: Contact a qualified professional.

E. Microwave Ovens

Performing Satisfactory :

I	NI	NP	D
----------	-----------	-----------	----------

The microwave was operated and appeared to be functioning as intended.

Built in Microwave Manufacturer: GENERAL ELECTRIC



Comments :
Microwave operability and components are inspected.

F. Mechanical Exhaust Vents and bathroom Heaters

Comments :
Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should terminate to well ventilated area.

G. Garage Door Operator(s)

Garage Door Opener(s):
The garage door openers were operated and appeared to be functioning as intended.



Auto-opener Manufacturer: Manatec

I	NI	NP	D
---	----	----	---



Comments :

Garage door opener controls should be out of reach of children. Manual locks should be disabled. Safety reversing features should be functional.

H. Dryer Exhaust System

Dryer Lint:

It is typically recommended to have the dryer exhaust ducts cleaned of lint before installing the new dryer and at least once a year. Accumulated lint can be a fire hazard.

Comments :

Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building, and should be equipped with a back-draft damper. Permanent exhaust system should be constructed of rigid metal ducts with smooth interior surfaces. Screens should not be installed at the duct termination. Plastic ducts should never be used.

1: Vent Dirty

🚫 Recommendation

Roof

The dryer vent was observed to have lint/be dirty. Recommend having the vent clean by a qualified professional.

Recommendation: Contact a qualified professional.



I. Other

Washer/Dryer Not Operated:

Washing machines and dryers are typically not operated during the inspection.