



RESIDENTIAL INSPECTION

1234 Main St.
Kilgore Tx 75662

Buyer Name

04/23/2019 9:00AM



Inspector
John Vaden



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Agent

Agent Name

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PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. Kilgore Tx 75662
(Address or Other Identification of Inspected Property)

By: John Vaden - T.R.E.C. #21359 04/23/2019 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

Additional Information:

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY Christy Jaap THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies (not every area of deficiency) identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a properly licensed/certified specialist/technician to inspect, repair and/or service the entire system or part. Sometimes noted

defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

All areas of the home that are talked about in the report are oriented from the prospective of looking at the home from the front facing the home.

Do look through the report because technology is a wonderful thing and there may be areas where there is a box that has not been checked that we thought was checked or a box that is checked that shouldn't be. Also if a comment is used and it just doesn't make sense PLEASE give us a call and we will go through the report and answer these questions and revise the report. We are human and try to make as little mistakes as possible but then again we are human and we want to make sure that everything is professional and worded properly so again don't hesitate to question anything that doesn't seem right because that just helps us stay accountable. We appreciate our clients and we want feed back because that helps us get better at our jobs that we do.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is **a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures.** The purpose of the inspection is to provide the client with information regarding the general condition of the residence **at the time of inspection.** The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) **anything buried, hidden, latent, or concealed;**

(v) sub-surface drainage systems;

(vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or

(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

(i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;

(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;

(iv) types of wood or preservative treatment and fastener compatibility; or

(v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. It is important to read the full report to gain the most knowledge that you can about the home. When one or two like deficiencies are found they will be listed, when three to six like deficiencies are found the term various will be used but when seven or more like deficiencies are found the term multiple will be used. This eliminates the exhaustive reporting of like defects.

This report is lengthy due to the current inspection standards that are required by T.R.E.C. to be applied regardless of a home's age. There will also be many areas in this report that will be marked deficient. This does not necessarily mean that this is a bad home the word deficient means that things are not as they should be and therefore we mark this box if there is an issue in a certain area, we recommend that if the deficient box is marked that you look into this section and see what wasn't up to par it may not be a major concern but do look at the area and see how you want to move forward with it. As with any home, some safety, electrical and plumbing issues are always present, some due to code and building procedure changes that occur each year. Should you desire for me to meet you at the home to discuss any of the report contents please just let me know.

Comment Key - Definitions

This report divides deficiencies into three categories **In need of immediate attention or repair or Safety Concern** (in red), **Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** (in orange), and **Maintenance Items/FYI/Minor Defects** (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

In need of immediate attention or repair or Safety Concern- Items or components that were not functional, may pose a dangerous situation in the future/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items/FYI/Minor Defects - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. **Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.**

Water Course:

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection.

Hillside

We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil and/or structural movement. If desired, qualified specialists should be consulted on these matters.

New construction lumber shrinkage

Lumber in a new house takes up to five years to 'dry' or reach an equilibrium. During that time, minor cracks may appear in the drywall at intersections of structural elements. They can be eliminated during the course of routine maintenance.

Not visual out of scope

Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

Courtesy Photos

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

Roof covering

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leaks ... either expressed or implied.

We make efforts to note visible staining on roof sheathing and visible defects and maintenance that is needed on the roof structure. It is important to understand that flashings, fasteners, and underlayment are not readily visible in most cases on the roof covering surface. We cannot give an opinion on what we cannot readily see. As deficiencies are noted in this report it is recommended that the entire roof covering be evaluated by a roofing contractor and your insurance carrier, prior to the end of any option periods or time limitations to assure condition, life expectancy, and insurability.

Important:

It is recommended that you research your property casualty insurance (home insurance) carefully. Many insurance providers offer actual cash value (ACV) instead of replacement cash value (RCV) policies. ACV means they deduct their estimate of depreciation from the settlement and this shifts more cost to you. Google what is ACV versus RCV and understand the differences. If a hail storm destroys the roof you might be paid only the depreciated value less the deductible. This can be a significant expense. Additionally, many providers include policy limitations that exclude their opinion of damage to cosmetic items (dented gutters for example). Be aware of your deductible amount, it can be expensive. Lastly, know that some companies will cancel coverage if they think your roof is more than 15 to 20 years old (a variable number). All of these considerations can mean your roof may have very little insurance coverage. This home inspection does not determine the age of the roof or its insurability. You should have your insurance company approve the roof to their underwriting standards prior to the end of any option periods in your real estate contract, and be aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

Flipped house:

If the property appears to be a 'flipped' property the home may be in visibly good cosmetic condition, the client must understand that new paint and carpet does not make a new house, there are things that may not be able to be seen in this home due to patching and repair that may have been able to be seen earlier prior to remodeling.

Manufactured Housing:

This inspection is based in part upon the United States Housing and Urban Development (HUD standards), the Manufactured Housing Construction and Safety Standards Title 24, Code of Federal Regulations (CFR), Part 3280. The standards within this inspection shall be referenced as The Standard or HUD Code.

1976- Mobile homes built since June 15, 1976, must conform to the National Manufactured Home Construction and Safety Standards established under a law passed by the U. S. Congress. The Standards are administrated by the U. S. Department of Housing & Urban Development. Mobile Homes are the only homes with a National Building Code. These homes are the only homes (Manufactured homes) as defined by HUD since June 15, 1976.

The manufactures certified label (HUD insignias) on this home are located on the North side of the home. The data plate containing specific manufacturing information is located in the left side kitchen sink lower cabinet. Every manufacture is required to provide instructions on site preparation, installation and anchoring.

Plumbing:

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. There are issues that may not be present or visible at the time of inspection and could manifest themselves over time and even after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand, These are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement.

Mechanical Systems:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine

life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "fool proof" way to determine the future performance of any mechanical systems.

All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load, every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under a slab, or otherwise concealed from view.

Bonding and Grounding:

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded. We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

Pest Control:

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Lead Based Paint:

Homes Constructed before the 1980s should be tested for lead before purchasing or renovating--Lead wasn't the paint itself, lead was used as a pigment and drying agent in alkyd oil-based paint. Whereas, the newer Latex type water-based paints generally have not contained lead and are much safer. Unless properly sealed or encapsulated, lead based paint can leach through other paint coatings/ surfaces and adhere to those as well. About two-thirds of the homes built before 1940 have lead based paint issues. Approximately one-half of the homes built from 1940 to 1960 contain heavily-lead paint. Some homes built after 1960 also contain heavily-lead paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the US CPSC lowered the legal maximum lead-content in most kinds of paint to 0.06% (which is a trace amount).

Does this home have lead based paint? We cannot tell you that it does or does not. Providing lead based paint inspections is beyond the scope of the Texas Real Estate Commissions Standards of Practice and thus, not accomplished.

House faces: West

Occupied home:

Storage was inhibiting view of the majority of the home.

In Attendance: No other parties were present at the time of inspection

Occupancy: Furnished, Occupied

Temperature: 49°

Time In: 9 AM

Time Out: 12:30 Pm

Type of Building: Single Family

Weather Conditions: Clear

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I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Foundation functional:

On 04/03/2019 the foundation of this home appeared to be in functional condition with no major signs of movement or settlement.

Type of Foundation(s): Slab on Grade, Concrete

First Impression:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

1: Slab Foundation Not Visible.

🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Soil and/or mulch levels and /or foliage against the exterior grade beam were noted to be too high around areas of the foundation making it difficult to view the foundation in various areas. When soil/mulch levels are high against the face of the foundation or foliage is covering the foundation it promotes water penetration of the structure and insect infestation. These areas should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick and stone veneer house should have about 4 inches of clearance. Houses with other types of siding should have approximately 6 inches of clearance.

Recommendation: Contact a qualified professional.



Left side of home

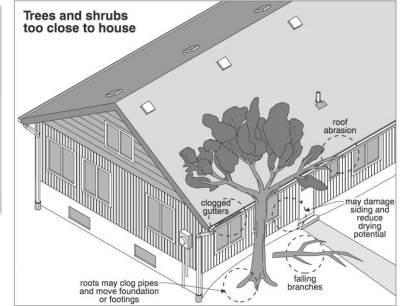
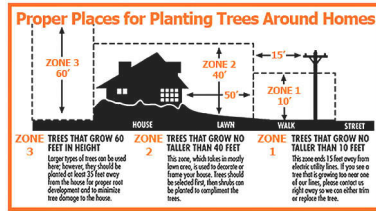
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2: Slab- Trees Too Close To The Home

🚫 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal, or have the trees taken down so that they do not damage the property over time.

Recommendation: Contact a qualified professional.

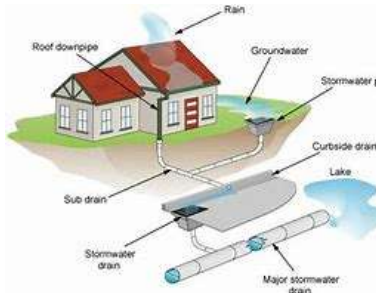


B. Grading and Drainage

Comments:

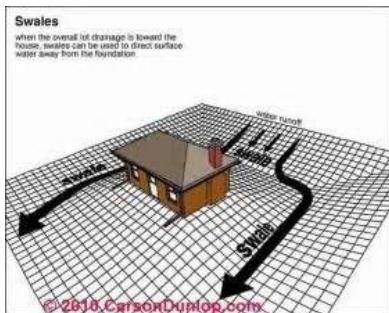
Sub Surface Drains:

There is a sub surface draining system around this home. It is unknown whether the drainage system works properly and will be only really be evident when there is a good rain. If the drains are having problems when it rains we recommend that you have a plumber come out and clean out the drain lines.



Water Course Disclaimer:

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection



1: Foliage Next To The Home

 Maintenance Items/FYI/Minor Defects

There is foliage next to the home that should be trimmed away from the home periodically, we recommend that foliage be kept approximately 6 inches from the walls of the home to prevent damage to the exterior cladding.

Recommendation: Recommended DIY Project

2: Foliage- Roots Are Close To The Foundation

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are areas where roots are close to the foundation, these areas should be monitored over time to make sure that damage does not occur to the foundation.

Recommendation: Recommend monitoring.



3: Grading- Negative Grade sub surface drains installed

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to potential foundation problems and if foundation grade beam is currently visible and you should keep it that way to prevent the possibility of moisture intrusion into the home. There appears to be a drainage system installed that visibly appears to be working at the time of inspection. We do recommend that you keep an eye on this drain in the rainy season to make sure it does not get clogged. Eventually it will need cleaning and a plumber would be the best person to call to clear the drain lines when needed.

Recommendation: Recommend monitoring.



4: Gutter- None

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Gutters were not present on horizontal fascia around this structure at the time of inspection. We recommend as a structural upgrade that gutters be installed on all horizontal fascia this home and that downspouts be ran so that they take water at least 3'-5' away from the home to help channel water away from the foundation/crawlspace of the home.

Recommendation: Contact a qualified gutter contractor

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Left side of home



Front of home

5: Planters Next To The Home

🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Planters were noted next to the home although planners are pretty they do have issues at times that can negatively impact your home. We recommend that you monitor these areas for moisture intrusion into the home. Also root systems from trees and shrubs could affect the foundation of this home at some point so it is very important to keep an eye on these areas over time.

We also recommend that you make sure your downspouts extend past the planter/flowerbed to prevent excessive moisture accumulation in these areas.

Recommendation: Contact a qualified professional.



C. Roof Covering Materials

Comments:

Roof life span: Middle Third

Types of Roof Covering: Asphalt

Viewed From: Roof

Roof limitations:

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Due to the many variables which affect the lifespan of roof covering materials, We do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

Roofing material quality: Higher quality materials, will of course, last longer.

Number of layers: Shingles installed over existing shingles will have a shorter lifespan.

Structure orientation: Southern facing roofs will have shorter lifespans.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but

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confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

1: Lead plumbing boots are in need of repair

The lead plumbing vent boots are in need of repair. They have been damaged and/or the flashing is not sitting flush on the roof covering.

Recommendation: Contact a qualified professional.



2: Debris

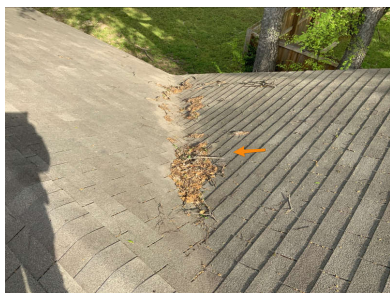
☹ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Debris was noted on the roof surface of this home. We recommend that all debris be removed from the roof covering surface periodically.

Leaves and pine needles in this area of the country can allow water to accumulate in valleys and next to side walls of the home (if present) due to debris damming up water flow on the roof. The debris on the roof and against the side walls of the home can cause damage, by allowing water to seep under the roof covering and wick into the siding, causing leaks and damage in various areas where accumulation is present.

In most cases with a single story home or homes with out dormers or sidewalls in contact with the roof structure, twigs and other debris can damage the roof covering more than people realize and it is strongly recommended that the roof covering be cleaned now and periodically in the future.

Recommendation: Contact a handyman or DIY project



3: Exposed Nails

☹ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Under-driven or exposed nails were found in one or more areas of the roof coverings. Recommend sealing nail heads periodically to prevent potential leaks in the future.

Recommendation: Contact a qualified roofing professional.

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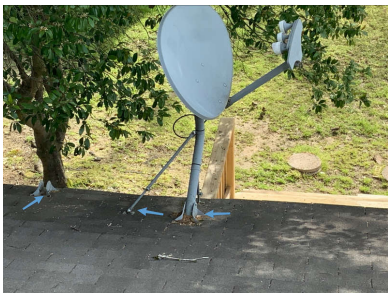
4: Fasteners- Satellite Dish On Roof

Maintenance Items/FYI/Minor Defects

There is/are satellite dish(es) or mounting brackets installed on the roof top surface. These units are designed for roof top installation. Care should be taken however, to insure the unit does not become loose and cause leaks around the connections.

Maintenance: Items mounted to the roof such as satellites, antennas, basketball backboards, etc., may allow water penetration. As these items move (wind, adjustments to position, use, etc.), screws and bolts may enlarge mounting holes. While not in immediate need of repair, we recommend closely monitoring these areas and making repairs as soon as possible when necessary.

Recommendation: Recommend monitoring.

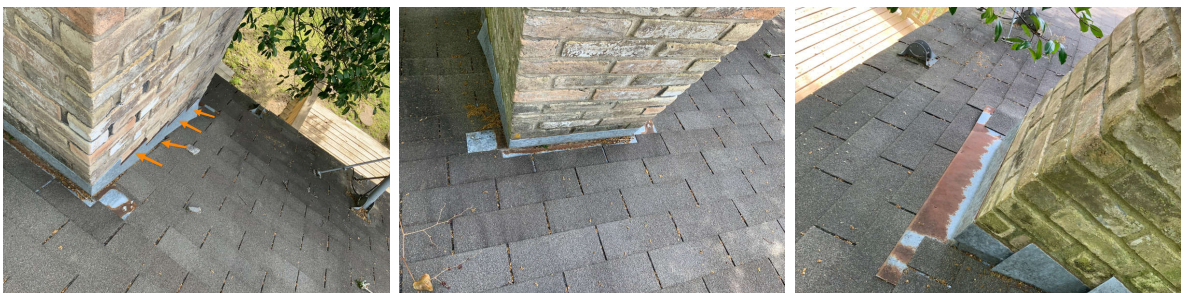


5: Flashing - Chimney Flashing Is Rusted.

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The flashing around the chimney is rusted and will need replacement in the future. We recommend for the time being that the flashing be cleaned, sealed, primed and painted to prolong its life expectancy.

Recommendation: Contact a handyman or DIY project

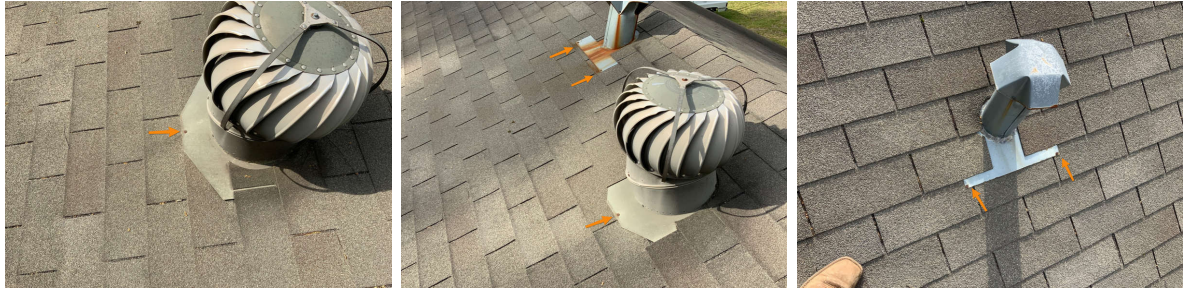


6: Flashing Exposed Nail Heads

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are exposed fasteners on the flashings of the roof we recommend that these nails be sealed.

Recommendation: Contact a qualified roofing professional.



7: Shingles- Nail Pops

 Maintenance Items/FYI/Minor Defects

There were nail pop(s) present on the roof surface in a few areas. This is where a nail backs out of a shingle due to expansion and contraction and "lifts" or protrudes through the overlapping shingle. Repairs are recommended as needed by a roofing contractor or other qualified person.

Recommendation: Contact a qualified professional.



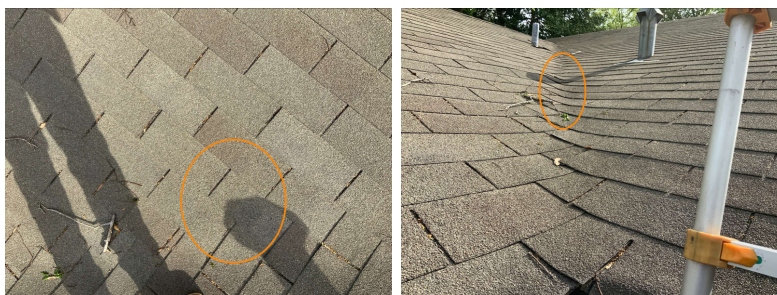
8: Sheathing- Decking Spongy In Areas

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The decking on this roof has areas where the decking is a little spongy.

This is typical in older homes, there may be areas of decking that will need replacement in the future.

Recommendation: Contact a qualified professional.



9: Shingles Need Sealing

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are areas on the roof surface where shingles are not properly adhered to the surrounding roof covering. We recommend that these shingles be sealed to help prevent wind damage in the future.

Recommendation: Contact a qualified roofing professional.

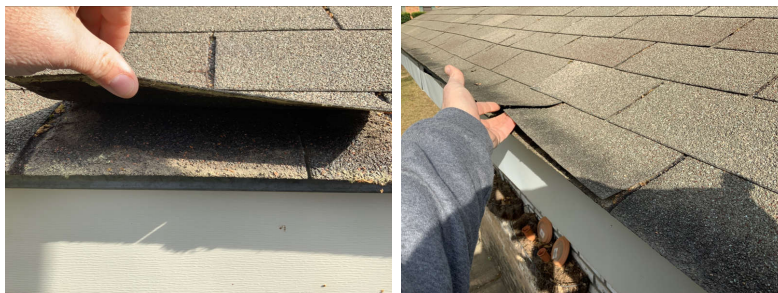


10: Shingles- Starter Course Not Sealed

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The starter course of shingles on this roof are not sealed. These shingles should be sealed to prevent water and high winds from getting between the starter shingle and the first row of shingles of a roof and causing damage.

Recommendation: Contact a qualified roofing professional.

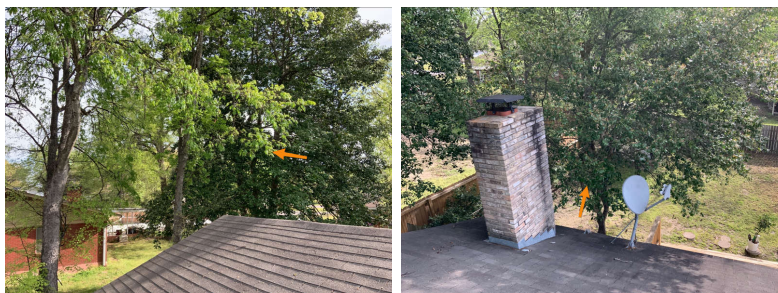


11: Trees- Impinging Roof Line

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Tree branches impinging roof line can damage a roof even in a gentle breeze. Whenever a tree is in contact with the roof structure, we recommend trimming the tree or branches back aggressively.

Recommendation: Contact a qualified tree service company.



12: Vents- Rusted Components On The Roof

🔧 Maintenance Items/FYI/Minor Defects

There are components on the roof that are rusted. We recommend that these areas be cleaned, prepped, and painted to prevent further deterioration of affected components

Recommendation: Contact a qualified professional.

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D. Roof Structure & Attic

Comments:

Approximate Depth Of Insulation: 4"-6", Loose filled insulation

Material: Wood, Truss

Type of Roof: Gable

Type of Roof Decking: Plywood

Type of Ventilation: Soffit Vents, Mechanical Turbines

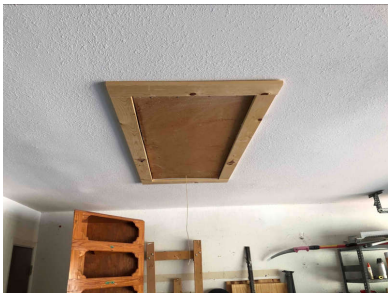
Viewed From: Limited access due to construction

1: Access- Attic ladder is not properly fire rated

⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The stairway was not labeled as a fire-rated assembly. The Code addresses separation between the garage and attic, garage and dwelling and habitable areas and attic spaces, in terms of gypsum thickness, door thickness or 20-minute fire rated doors including attic stairs

Recommendation: Contact a qualified professional.

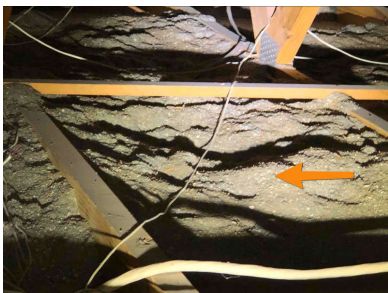


2: Insulation- Insufficient

⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation: Contact a qualified insulation contractor.



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3: Siding over fascia could use repair

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The siding over the fascia is in need of repair in areas it is wrinkled and there are nail heads exposed and rusted.

Recommendation: Contact a qualified siding specialist.



Front of home right side of garage

E. Walls (Interior and Exterior)

Comments:

Exterior Wall Covering Material: Brick, Vinyl Siding

Interior wall covering: Drywall

1: All bare wood should be painted/stained

🔵 Maintenance Items/FYI/Minor Defects

There are areas of bare wood on the exterior around the home be stained or painted to prevent premature deterioration.

Recommendation: Contact a qualified professional.



Left side of garage door trim



Back door

2: Hole in wall

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are one or more areas throughout the structure where there is/are (a) holes(s) in the wall. This should be repaired by a drywall contractor.

Recommendation: Contact a qualified drywall contractor.

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Master Bedroom

3: Seam tape bulging

🚩 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The same tape on the wall and one or more areas is bulging this is likely due to seam tape not being installed properly. This is cosmetic in nature and can be repaired easily during maintenance.

Recommendation: Contact a qualified drywall contractor.



Master Bedroom window left side
bottom

4: Siding over hardscapes

🚩 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Exterior wall coverings over hardscape (cement, asphalt, and brick ground covering) Should be a minimum of 2" for brick and 6" for wood.

Cladding materials without proper clearances are considered to be conducive to wood destroying Insect (WDI) infiltration, which means that termites and other WDI's could gain undetected access into the home.

Recommendation: Recommend monitoring.



5: Trim needs caulking

🚩 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

All trim that comes in contact with wall coverings should be caulked.

Recommendation: Contact a handyman or DIY project

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Right side of front porch

6: Typical drywall flaws

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The walls of this home have typical drywall flaws on them, such as dings, scrapes, patching, and touch up paint. These flaws are typical to any home whether new or old and should be repaired during times of maintenance.

Recommendation: Contact a handyman or DIY project



7: Vinyl siding seams need sealing

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The seams on the vinyl siding need to be sealed to prevent them from detaching from the home the installation of this siding was not performed in the typical professional way. It does work it just needs to be monitored for separation or loosening over time.

Recommendation: Contact a qualified siding specialist.



Over garage door

Front of home

Right side of home

8: There is staining on exterior due to splash back on soil

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There is staining on the exterior of the home due to splash back from water hitting the adhered masonry.

Recommendation: Contact a qualified professional.

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Front of home



Left side of home

9: Siding trim in need of resecuring

⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Front of home

The metal/vinyl trim on the home is in need of re-securing in areas.

Recommendation: Contact a qualified siding specialist.



10: Exterior wall repair noted

⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Repairs were made to the brick on the right side of the home these areas were patched and do not show signs of further movement, we recommend asking seller when repairs were made, so that you will know how long the repair has been there to judge how long it has been since movement has occurred.

Recommendation: Recommend monitoring.



F. Ceilings and Floors

Comments:

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. In occupied homes there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

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1: Base boards are in need of repair/replacement

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are areas of baseboard trim that are in need of painting, caulking, or repair/replacement in one or more areas around the home.

Recommendation: Contact a handyman or DIY project



Entryway

2: Carpet in need of stretching

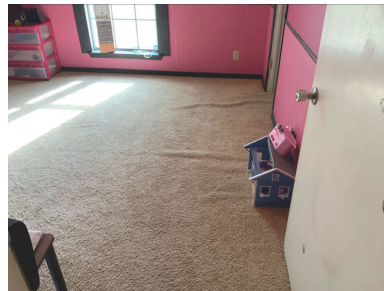
🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are one or more areas throughout the home where the carpet could use stretching so that it does not become a trip hazard.

Recommendation: Contact a qualified professional.



Master Bedroom



Middle bedroom

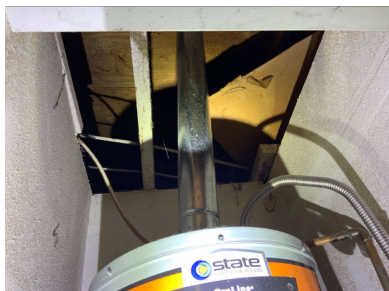
3: Ceiling is in need of patching or repair

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The ceiling is in need of patching or repair in one or more areas of the home.

The ceiling in the water heater closet in the garage needs to be replaced this is considered lack of fire barrier in the garage and should be replaced for safety.

Recommendation: Contact a qualified drywall contractor.



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4: Ceiling texture/paint is in need of touch up in areas of the home

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are areas of the home where the ceiling texture and/or paint are in need of cosmetic touch up. We recommend that a painter or drywall contractor be contacted to repair these areas.

Recommendation: Contact a qualified professional.



Corner bedroom



Hall bathroom

G. Doors (Interior and Exterior)

Comments:

When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report there may also be references to doors not operating properly.

If deficiencies are noted below such as doors rubbing in the frame, doors out of square in the frame, or that they are not latching properly this may be a sign of typical structural movement. We recommend that the doors be adjusted to compensate for typical structural movement. If there is major movement you will see it noted throughout this report with recommendations for repair and/or further evaluation.

All locks on home should be changed or rekeyed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Dead bolt locks are not locked unless bolt is fully extended.

1: Door Doesn't Latch

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Door doesn't latch properly. This can be a sign of settlement or improper installation. We Recommend handyman [repair](#) latch and/or strike plate.

Recommendation: Contact a qualified handyman.

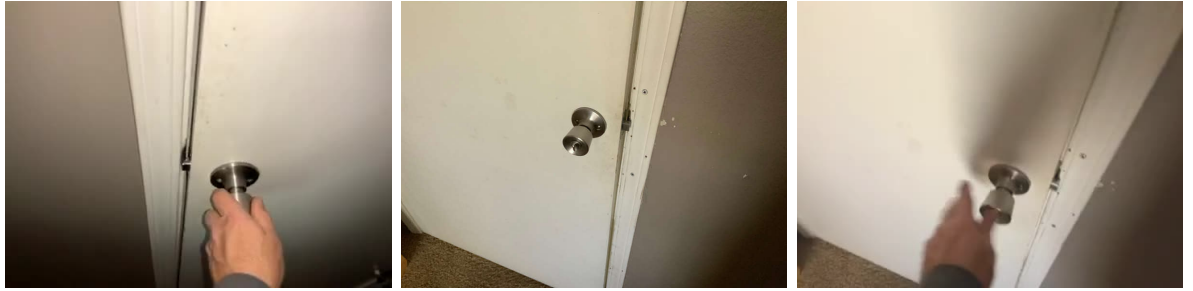


Master Bedroom Closet Door Next To Vanity



Master Bedroom Closet

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Master Bedroom

2: Door drags in the frame

🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

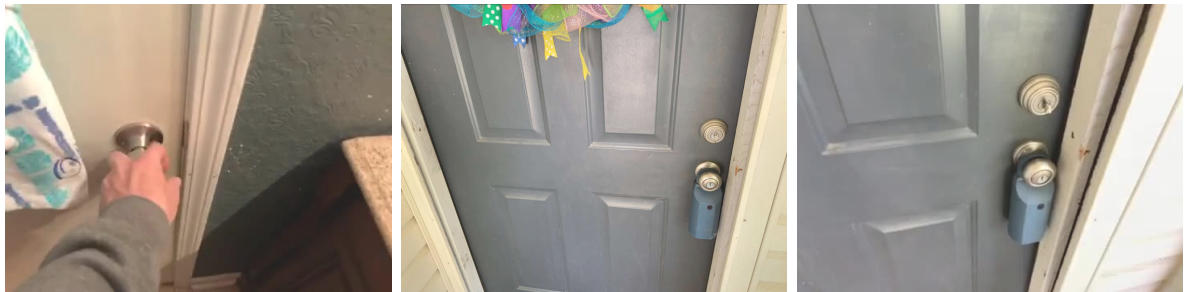
There are one or more doors in this home that drag in the frame. These doors could use adjustments so that they close properly.

Recommendation: Contact a handyman or DIY project



Corner bedroom

Hall Bathroom



Front entry door

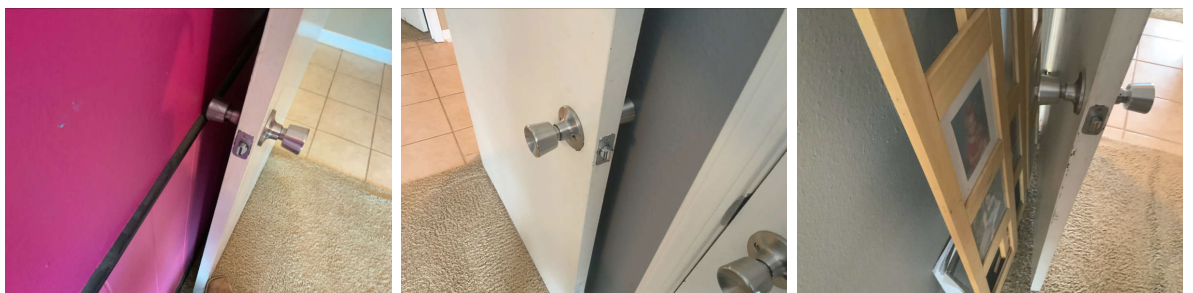
3: Door stops

🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

All doors

Several of the doors are missing their door stops. This condition will lead to damage of the wall surfaces. We recommend door stops be installed where needed.

Recommendation: Contact a handyman or DIY project



Middle bedroom

Corner bedroom

Master Bedroom

I NI NP D

4: Door trim has screws for fasteners.

 Maintenance Items/FYI/Minor Defects

The door trim in the master bedroom has screws for fasteners on the trim. Not that this is deficient but watch your hands and items you may carry through the door way and make sure they don't get caught on screw heads.



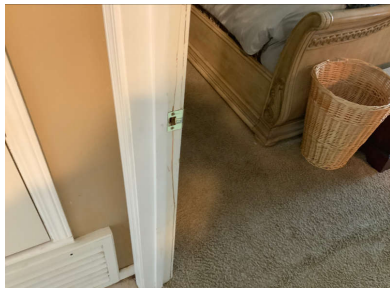
Master Bedroom

5: Door frame is damaged

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are one or more door frames in this home that have been damaged and are in need of repair.

Recommendation: Contact a qualified handyman.



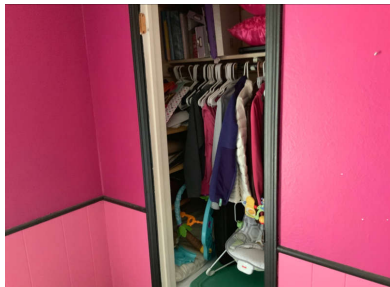
Master Bedroom

6: Door missing

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are one or more doors that are missing in this home.

Recommendation: Contact a handyman or DIY project



Middle bedroom closet door

H. Windows

Comments:

Windows: :

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

1: Broken window

🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are one or more windows of the home that have broken glass.

These windows will need repair or replacement

Recommendation: Contact a qualified professional.



Garage door

2: Caulk window edge

🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

We recommend that all window edges be caulked on the interior and exterior to seal them off and help keep them more energy efficient.

Recommendation: Contact a handyman or DIY project



3: Failed Seal

🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Observed condensation and/or fogging between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation: Contact a qualified window repair/installation contractor.



Left side of home

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4: Missing Screen(s)

 Maintenance Items/FYI/Minor Defects

One or more windows are missing a screen. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



Front of home



Left side of home

- I. Stairways (Interior and Exterior)**

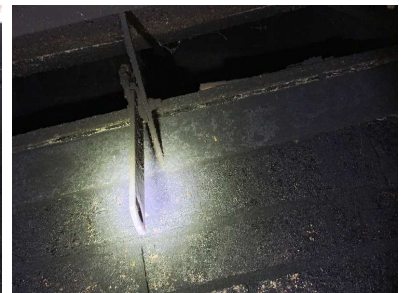
Comments:

- J. Fireplaces and Chimneys**

Comments:

We do NOT light a fire or run the fireplace during a VISUAL home inspection and that is beyond the scope of this type of inspection and our insurance has strict rules forbidding inspectors from lighting fires and pilot lights or turning on gas valves on appliances at the time of inspection. It is impossible for a visual home inspection to determine with any degree of certainty whether a flue is free of defects and that a fireplace will burn properly. . The NFPA (National Fire Prevention Association) recommends that all chimneys be inspected before buying or selling a home. In our opinion this is a prudent recommendation. We recommend having a Certified Chimney Specialist conduct a Level II inspection of the chimney and flue, etc. prior to closing of escrow.

<http://www.csia.org/>



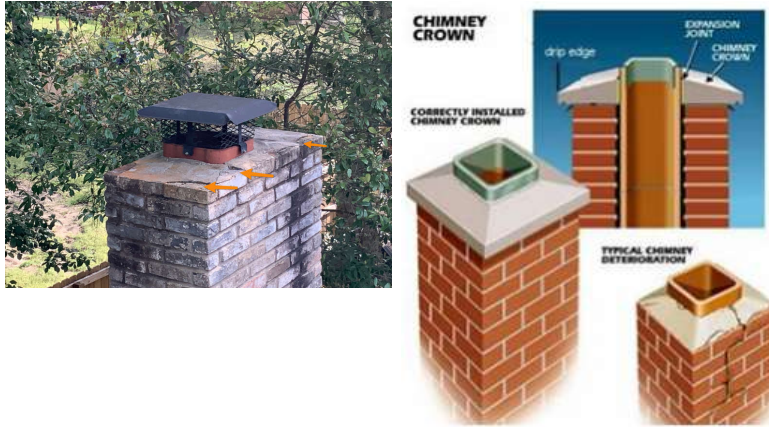
1: Chimney mortar cap is damaged

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The roof level chimney mortar cap/crown is in need of improvement.

Recommendation: Contact a qualified professional.

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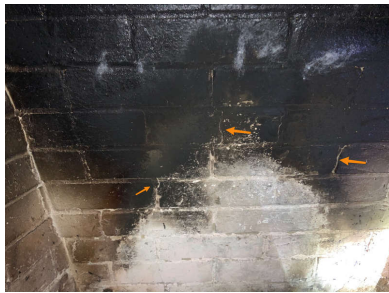


2: Firewall Cracked

☹ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The brick lining of the fireplace was cracked in one or more places, which could lead to heat damage and could potentially allow toxic fumes to enter other areas of the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation: Contact a qualified fireplace contractor.



K. Porches, Balconies, Decks, and Carports

Comments:

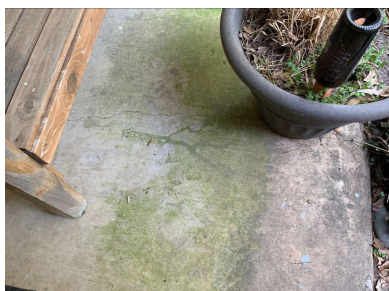
Porches, Decks, balconies, and Carports appeared to be in good condition unless otherwise noted in the comments below in this report.

1: Cracks in concrete flatwork around the home

☹ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There were cracks in the sidewalks and driveways around this home in various locations. We recommend that these areas be sealed/repared to prevent moisture accumulation.

Recommendation: Contact a qualified professional.



Front porch



Sidewalk

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2: Graspable hand rails should be installed.

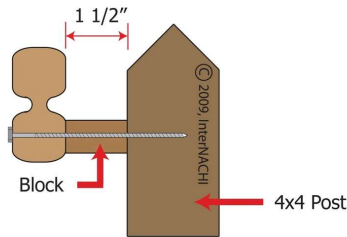
🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are no graspable handrails installed on the step railing of this home. We recommend that graspable hand rails be installed for easy grip.

Recommendation: Contact a qualified carpenter.



Handrail Grip



3: Wood to ground contact

🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There is wood to ground contact in one or more areas of the property, this is considered a conducive condition that could allow wood destroying insects to gain access to the structure without being seen. We recommend that these areas be treated regularly by a pest control company as often as they recommended, which would be every 5-10 years on average.

Recommendation: Recommend monitoring.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main Service Panel Amperage: 150 Amp

Main Service Panel Box Location: Bedroom Closet

Main Service Panel Manufacturer: Square D

Service Entrance: Overhead

1: Bedroom closet

🟡 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Master Bedroom Closet

The electrical panel is located in a clothes closet. Under current electrical standards, this is no longer an accepted practice. This is an as-built condition but Per TREC standards of practice we are required to report this condition as a deficiency.

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Recommendation: Contact a qualified professional.



2: Neutral wires should terminate under individual terminals

▲ In need of immediate attention or repair or Safety Concern

Each neutral conductor should terminate under individual terminations and not share a termination with other neutral or ground wires. When neutral wires share a termination point with another wire it is likely that the connection will become loose due to expansion and contraction of wires.

Recommendation: Contact a qualified electrical contractor.



3: Screws missing

▲ In need of immediate attention or repair or Safety Concern

One or more of the cabinet cover plate screws are missing and need to be replaced. When screws or replaced they screws need to be blunt tip the screws and not sharp wood screws or self tapping screws for reasons of safety. Sharp tips cruise can puncture the electrical line and cause potential shock hazards.

Recommendation: Contact a qualified professional.



4: Sharp screws in electrical panel

▲ In need of immediate attention or repair or Safety Concern

The screws in the electrical panel or Sharp tipped, the screw(s) should be replaced with blunt tip screws to prevent piercing wires with sharp tipped screws. We recommend replacing the screws for safety reasons to avoid shock hazard.

Recommendation: Contact a qualified professional.

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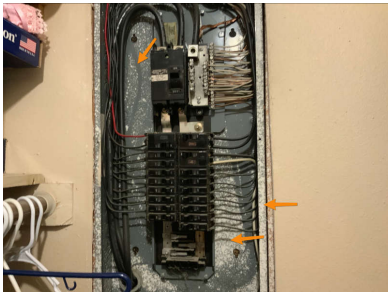


5: There is drywall texture in the panel

⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There is drywall texture in the interior of the electrical panel. It is recommended that this be cleaned out of the panel and was a sub standard job from the building contractor.

Recommendation: Contact a qualified professional.



6: White wires need reidentification

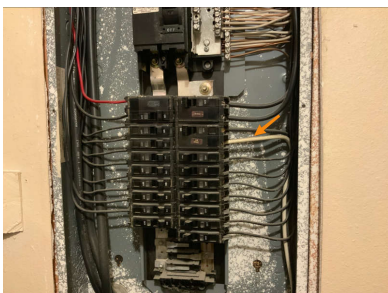
⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There were white wires used as hot wire. Insulation on ungrounded conductors should be a continuous color other than white gray or green. There are exceptions that allow white or gray conductors which are part of the cable To be permanently re-identified with electrical tape or a black or red marker as a non grounded conductor at the termination and at each location where the conductor is visible and accessible

NEC 200.7

This is a "newer" requirement however it is a good safety upgrade that should be considered.

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

Comments:

The electrical receptacles, light switches and fixtures were tested and appeared to be operating properly unless listed otherwise below.

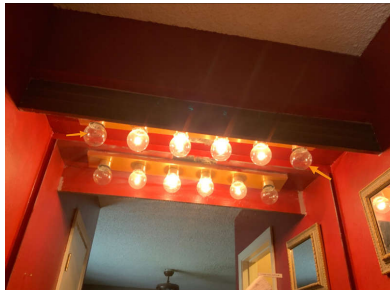
Type of Wiring: Romex, Copper

1: Bulbs missing or burned out

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are bulbs missing or burned out in one or more fixtures around the home.

Recommendation: Recommended DIY Project



Master Bedroom Vanity



Master Bedroom fan

2: Closet lights and a globe

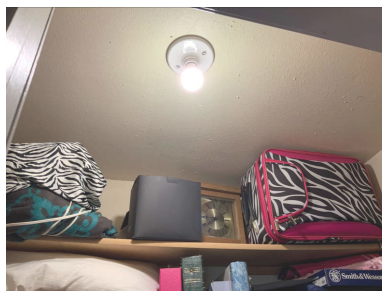
🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

One or more closet lights need globes or covers installed on them. Safety precautions should be taken around these light fixtures.

Recommendation: Recommended DIY Project



Master Bedroom Closet By Vanity



Master Bedroom Closet



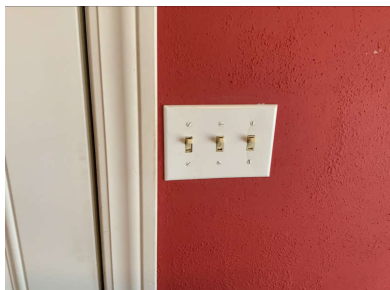
Corner bedroom Closet

3: Cover Plates Damaged

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

One or more receptacles and/or light switches have a damaged cover plate. Recommend replacement.

Recommendation: Contact a qualified electrical contractor.



Next to garage door

4: Cover Plates Missing

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

One or more receptacles/light switches are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation: Contact a qualified electrical contractor.



Middle bedroom



Living Room



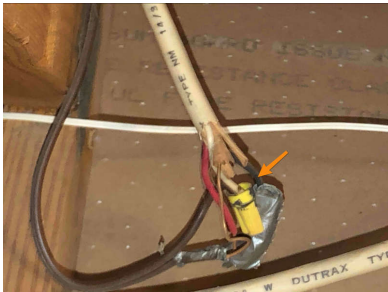
Garage door opener receptacle.

5: Exposed Ends & Splices

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation: Contact a qualified electrical contractor.



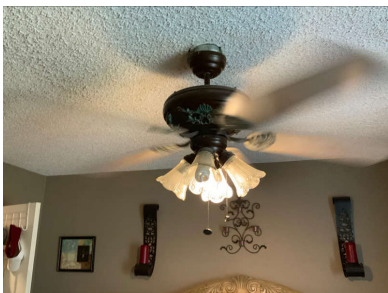
Attic

6: Fan WOBBLING - MINOR

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The ceiling fan slightly wobbled when operated. The fan may be out of balance. Repairs are recommended as needed by a qualified person.

Recommendation: Contact a qualified professional.



Master Bedroom



7: GFCI

 Maintenance Items/FYI/Minor Defects

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is noticed between the "hot" and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: Bathrooms, Kitchens, On the Exterior, In garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, there installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection.

Dwelling Units. All 125-volt, single-phase, 15- and 20- ampere receptacles installed in the locations specified in

N.E.C 210.8(A)(1) through (10) shall have ground-fault circuit interrupter protection for personnel.

(1) Bathrooms

(2) Garages, and also accessory buildings that have a floor

located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use,

(3) Outdoors

(4) Crawl spaces at or below grade level

(5) Unfinished portions or areas of the basement not intended as habitable rooms.

Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).

(6) Kitchens where the receptacles are installed to serve the countertop surfaces

(7) Sinks where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink.

(8) Boathouses

(9) Bathtubs or shower stalls where receptacles are installed

within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

(10) Laundry areas

Recommendation: Contact a qualified professional.

8: Light fixture needs a cover and globe

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are one or more light fixtures throughout the home that need a cover over the junction box and a globe installed over the light.

Recommendation: Contact a qualified electrical contractor.



Master Bathroom

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9: Loose receptacles/switches

🚫 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

All receptacles and light switches that are loose in their junction box should be tightened. Or the junction box should be secured if applicable.

Recommendation: Contact a qualified professional.



Master Bedroom



Middle bedroom

10: Not enough GFCI protection

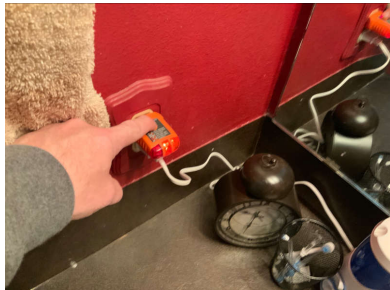
🚫 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

GFCI protection was not present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

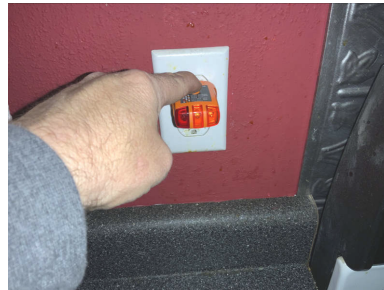
[Here is a link](#) to read about how GFCI receptacles keep you safe.

GFCI protection is required within 6 of the sink. The 6 requirement is due to appliance cord length near the sink.

Recommendation: Contact a qualified electrical contractor.



Master Bathroom



Left of range



Right of sink

C. Smoke Detectors

Comments:

1: No smoke detectors or co detectors installed in this home

⚠️ In need of immediate attention or repair or Safety Concern

There are no smoke detectors or CO detectors installed in this home.

Recommendation: Contact a qualified electrical contractor.

D. Door bell

Comment:

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Forced Air

Heater was performing:

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The heater was performing at the time of inspection.



Older unit:

Additional Notice from the Inspector: It is the opinion of this Inspector, these units may be functioning as intended or in need of minor repairs, you should be aware that these are older units, and the future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.

Energy Source Unit #1: Natural Gas
Approximate Year Built Unit #1: 2000
Brand #1: Frigidaire

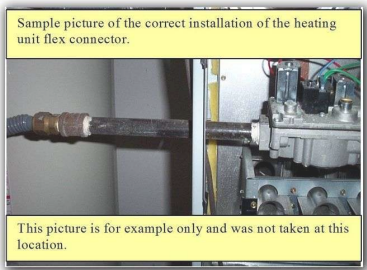


1: Flex line into cabinet

⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The gas supply flex connector was observed to be passing through the heating unit cabinet. Undercurrent mechanical installation standards, this is no longer an excepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.

Recommendation: Contact a qualified professional.



Example of how furnace gas line should be installed

B. Cooling Equipment

Comments:

We recommend that the air conditioners primary condensate drain lines be flushed of bacterial clogs by pouring a 1:9 mixture of household bleach and water through the line every month or so during cooling season.

We recommend that as yard work and maintenance is done around the home that you take a water hose

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and wash the coils of you condensing unit out to help keep dirt and debris from building up between the fins and obstructing airflow. use the shower setting on a spray wand so that you don't bend the fins over while cleaning them and cause an even worse obstruction.

Approximate Year Built Unit #1: Unable To Determine I.D. Tag is Faded

AproximateTonage Unit #1: Unable to determine ID tag is missing



Average Temperatures at the supply registers: 38°



Temperatures at return registers: 57°



Temperature differential Unit #1: 21°

Unit #1 Brand: Frigidaire



Older Unit:

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Any HVAC Units that are more than ten years old are considered older equipment. We recommend that you have the HVAC system serviced regularly which is usually in the spring for the summer months

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and then again in the fall for the winter months. There are some companies that offer a service plan where you can pay a monthly fee and they will service the unit at recommended times and will put you at the top of the list if there is a problem throughout the year and perform repairs at a discounted rate.

Type of System: Central Air Conditioner

1: Disconnect behind the condensor

 Maintenance Items/FYI/Minor Defects

The disconnect should not be mounted directly behind the condensing unit.



2: Disconnect box needs repair

 In need of immediate attention or repair or Safety Concern

The disconnect box at this home is not fastened to the wall and should be repaired. The disconnect box as it is now could allow water into the box and it is just not safe at this time.

Recommendation: Contact a qualified HVAC professional.



3: Fins damaged

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are one or more areas on the condensing unit where the fins are damaged and the coils are exposed. We recommend that this unit be serviced and further evaluated by a licensed HVAC Technician prior to closing.

Recommendation: Contact a qualified HVAC professional.



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4: Older equipment R-22

☹ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

INFORMATION: The general service life of an A/C unit is said to be around 10 years +/- . While the remaining life of any given appliance can not be determined by a limited visual inspection and is not within the scope of this inspection; **it is recommended that the opinion of licensed, qualified HVAC service professional be consulted before closing. Replacement of components or the total unit may be recommended.** Units 10 yrs. or older should be evaluated by a qualified, licensed, specialist. Only a qualified, competent and licensed HVAC technician can tell you if the unit(s) are functioning at their peek. You are recommended to have a higher, more technical evaluation, by the contractor of your choosing, on or before closing.

Information for a/c units with R22 refrigerant: Freon (a trade name. known as R22) refrigerant is being phased out and is being changed to Peron (referred to as 410A / a non-ozone-depleting-refrigerant) and is a Federal Law. While these older systems can still be serviced, when the current supply of R22 is depleted, replacement of the HVAC system is the only option. You can check www.epa.gov for additional information

Recommendation: Contact a qualified HVAC professional.

5: Unit Not Level

☹ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The condensing unit(s)were not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, and affect system performance. I recommend that the units are leveled as needed by an HVAC contractor or other qualified person.

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

Comments:

Duct disclaimer:

In Texas' hot, humid climate, ductwork in the attic can cause moisture problems. HVAC contractors in Texas often use flexible duct for their attic duct runs. Careless installation practices often result in ducts being intertwined and tangled around each other. If the ducts touch each other, or touch insulation, that contact surface becomes cool enough for moisture in the attic air to condense on the duct. From June through October many people say that it's raining in their house. Their ductwork is reaching the dew point. You stick your hand in between two flex ducts, or between rigid duct and blown insulation, and it comes out sopping wet. Water is dripping over the insulation and through the gypsum board ceiling, because the air conditioner is running all day and night and it is constantly condensing and dripping." Proper separation of the flex ductwork can prevent the condensation and resulting moisture problems.

Filter location: At interior unit

Filter Size: 14x25x1

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1: Duct cleaning

🔧 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

We recommend that you consider having the ductwork cleaned prior to living in the home to help cut down on allergens that may have accumulated in the ducts from animals or other things that the previous owners may have had in the home. This is fairly inexpensive and will let you start out with cleaner air

Recommendation: Contact a qualified professional.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

Material - Distribution: Copper

Water flow:

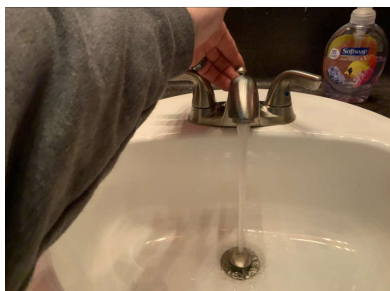
The water flow was tested by running water in more than one faucet simultaneously to check for a pressure drop and to see if the valves operated correctly. At the time of inspection there were no deficiencies in the water flow unless otherwise noted in this report.

1: Drain stops not working

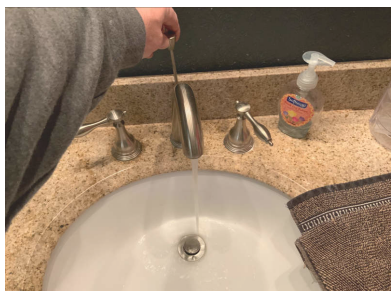
🔧 Maintenance Items/FYI/Minor Defects

There are one or more drain stops that are in need of repair at bathroom sinks.

Recommendation: Contact a handyman or DIY project



Master Bedroom



Hall Bathroom

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2: Escutcheon.

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Escutcheon is a general term for a decorative plate used to conceal a functioning, non-architectural item. These plates should be mounted flush against the wall to cover the wall, floor, or ceiling penetration where piping passes through.

The master bathtub hot and cold water valve handles could use sealing.

Recommendation: Contact a handyman or DIY project



Master Bathroom

3: Hose bib dripping

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are one or more hose bibs dripping on the exterior of the home. We recommend that this/these hose bibs be repaired.

Recommendation: Contact a qualified professional.



Front of home

4: Toilet loose at the floor

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are one or more toilets in the home that are loose at the floor. When a toilet is loose at the floor it can damage the wax ring and cause leaks. We recommend that all toilets be tightened and that you take into consideration that the wax ring may need to be replaced before you tighten the toilet.

Recommendation: Contact a handyman or DIY project

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Hall Bathroom

B. Drains, Wastes, & Vents

Comments:

Functional Flow:

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection. There is no way to tell the outcome of future drainage conditions due to heavy or frequent use. Also we can only report on the drain pipe material that is visible we have no knowledge of the material that is underground. We recommend that you consider having the drain line scoped by a licensed plumber to see what the material is under ground and if there are any deficiencies such as breaks or blockages in the drain lines that were not made evident when running water in the home at the time of inspection.

Location of the cleanout: Back Yard



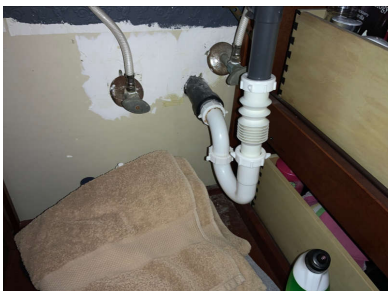
Material: ABS

1: Acordion drain lines

🚫 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

Although, Accordion Drain line material is easy to use, it is not recommended for use in sinks because it is thin, easily torn, and the ridges on these piping materials are known to catch trash and clog easily.

Recommendation: Contact a qualified professional.



Hall Bathroom

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2: Sink(s) slow drain

🚫 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are one or more sinks in the home that have a slow drain and should be cleared.

Recommendation: Contact a qualified plumbing contractor.



Hall Bathroom

C. Water Heating Equipment

Comments:

Water heaters can be dangerous if temperature is set too high!:

Please test the temperature of the water before placing a child in the bath or shower. Do not leave a child or an infirm person in the bath unsupervised

DANGER: Hot water can be dangerous, especially for infants, children, the elderly, or infirm. Hot water scald potential if the thermostat is set too high. Water temperatures over 125 F (52 C) can cause severe burns or scalding resulting in death. Hot water can cause first degree burns with exposure for as little as:

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

W008C

Power Source: Gas

Capacity: 30gallons

Aproximate build date: 2017

Location: Garage Closet

Expansion tank applied: No

Manufacturer: State

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1: No Pan

⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There is not a drain pan installed under this water heater. We recommend that a pan be installed for safety to keep the floor and finish materials from being damaged if there was a leak in the water heater.

Recommendation: Contact a handyman or DIY project

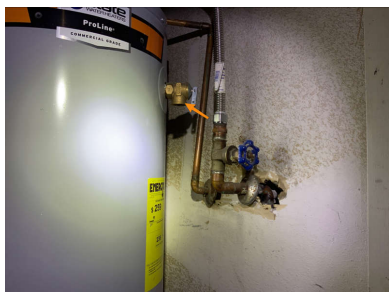


2: No TPRV drainline installed

⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There is no drain line installed on the TEMPERATURE Pressure Relief Valve. This line should be installed for safety so that if the water heater had to relieve pressure it would go to the exterior of the home.

Recommendation: Contact a qualified plumbing contractor.



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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F. Gas Supply System

Comments:

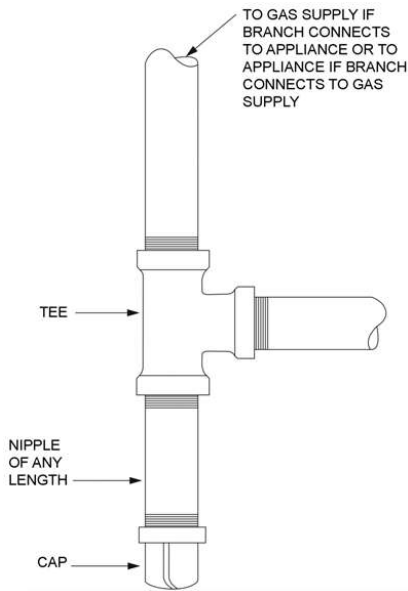
1: No drip leg on gas line

🚫 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The water heater and/or furnace gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

G2419.4 (408.4) Sediment trap. Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottommost opening of the tee as illustrated in Figure G2419.4 or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces and outdoor grills need not be so equipped.

FIGURE



Recommendation: Contact a qualified plumbing contractor.

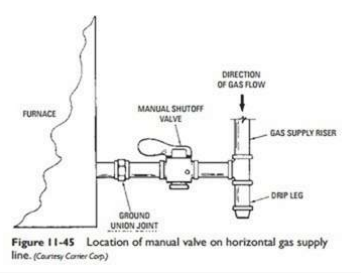
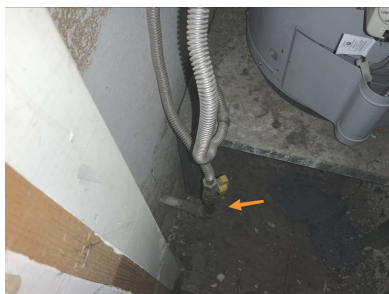
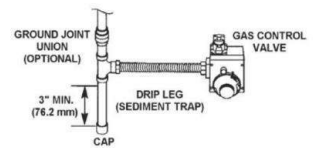


Figure 11-45 Location of manual valve on horizontal gas supply line. (Courtesy Carter Corp.)



furnace drip leg/sediment trap example

V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

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Manufacturer: Frigidaire



1: High loop missing

🚫 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

DISHWASHER HIGH LOOP MISSING

A "high loop" or "air gap" was not present for the dishwasher drain line at visible portions. A high loop or air gap prevents wastewater from siphoning back into the dishwasher during operation. The proper installation of the dishwasher drain line is recommended by a licensed plumber or other qualified person.

Recommendation: Contact a handyman or DIY project



B. Food Waste Disposers

Comments:

The food waste disposal was inspected to determine it was functional while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Manufacturer: Badger



C. Range Hood and Exhaust Systems

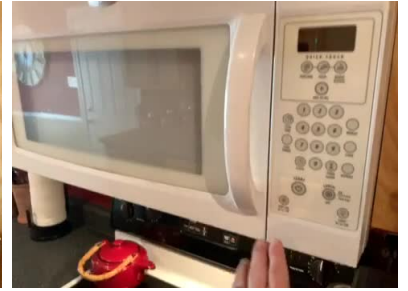
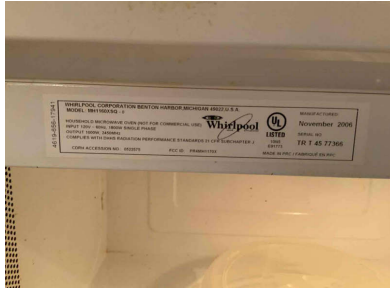
Comments:

The Range exhaust fan was operated. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Exhaust Hood Type: Recirculating Microwave Vent Hood

Manufacturer: Whirlpool

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D. Ranges, Cooktops, and Ovens

Comments:

Oven Temperature was not within range:

The oven was tested at 350 F and was not within the +/- 25 range deemed appropriate by the Texas Real Estate Commission.

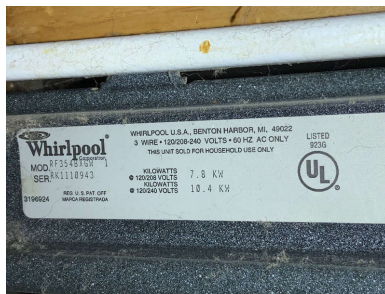
This oven was sitting at approximately This oven could use adjustments to recalibrate the temperature setting.

We recommend that you contact a qualified appliance technician to recalibrate the oven. If you wanted a **DIY solution** [Here is a link to a helpful video.](#)



Range/Oven Energy Source: Electric

Range/Oven Manufacturer: Whirlpool



1: Anti tip bracket missing

Maintenance Items/FYI/Minor Defects

ANTI-TIP BRACKET MISSING

An anti-tip bracket was not present for the the range. An anti-tip bracket prevents the range from tipping over, if weight is applied to an open oven door, such as a child stepping or sitting on the door. Ranges contain a warning label on the inside of the oven door with more information. This bracket can be purchased at home improvement stores for approximately ten dollars and the installation of this bracket is highly recommended.

<http://www.sears.com/search=anti%20tip%20bracket%20for%20oven>

Recommendation: Contact a qualified appliance repair professional.

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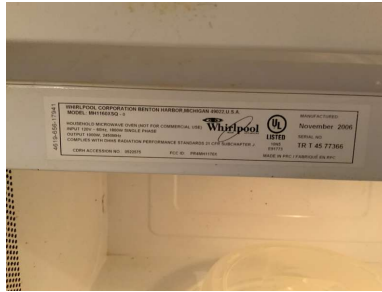


E. Microwave Ovens

Comments:

The microwave was tested by running on "Cook" mode and was functional at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.

Manufacturer: Whirlpool



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust fan was operated. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

1: Improper Venting

🔴 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

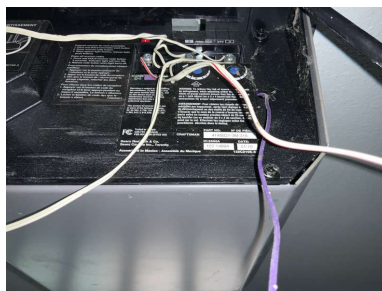
Improper venting practices were noted. These vents are terminating into the attic and should exit the home through the roof. We recommend a qualified contractor evaluate and remedy.

Recommendation: Contact a qualified professional.

G. Garage Door Operators

Comments:

Garage Door Opener Brands:: Craftsman



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1: Locks need to be disabled

▲ In need of immediate attention or repair or Safety Concern

The garage door lock(s) is/are still in service, we strongly recommend that the locks on the garage door be disabled.

Disabling the locks on the garage door will assure that the garage door does not get locked from the inside and someone accidentally hits the garage door opener and damages the components of the garage door, or worse causing injury to anyone near the door while it is opening. The locks could also trap a person inside the garage if the door to the house is locked and they are too small or not familiar with how to unlock the garage door.

You must disable the garage door lock mechanism when a garage door opener is installed on the door so that it cannot be inadvertently engaged. Accidental locking may cause severe damage to the door or the opener if the opener is activated!

You may not want to do anything permanent. A bolt through the latch bar so it cannot engage in the track is fine. You may have to drill a hole through the latch to accomplish this. You may also use a small padlock instead of a bolt.

Since local building codes are so finicky, I wouldn't doubt that some areas might even require a "permanent" disabling of the locking mechanism.

see page three of this [PDF Link](#)

Recommendation: Contact a qualified professional.

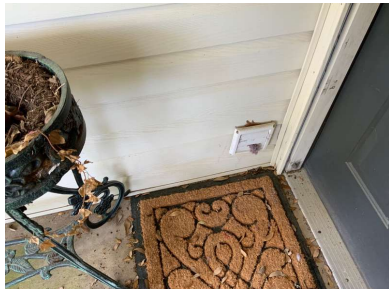


H. Dryer Exhaust Systems

Comments:

Dryer vent location:

Next to front door



Dryer Vent should be cleaned annually:

The dryer vent should be **cleaned** at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard

1: Dryer Vent needs cleaning

▲ In need of immediate attention or repair or Safety Concern

The dryer vent is in need of cleaning, there is a lot of lint build up on the screen of the dryer vent on the roof of the home. We recommend that the flue be cleaned prior to closing, as well as annually thereafter to help the dryer vent properly and more importantly reduce the potential for fire due to clogging the vent flue with lint.

Recommendation: Contact a qualified professional.

