

# Southern Star Inspections, LLC

## Property Inspection Report



1234 Texas St, Houston, TX 77040

Inspection prepared for: Jane Doe

Date of Inspection: 4/27/2020 Time: 8:30 AM

Age of Home: 1976 Size: 2106

Weather: Sunny

Home is a one story with a detached three car garage. Client present at completion of the inspection.

Inspector: Travis Kepp

License #20608

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[www.SouthernStarInspections.com](http://www.SouthernStarInspections.com)



**PROPERTY INSPECTION REPORT**

Prepared For: Jane Doe  
(Name of Client)

Concerning: 1234 Texas St, Houston, TX 77040  
(Address or Other Identification of Inspected Property)

By: Travis Kepp, License #20608 4/27/2020  
(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](http://www.trec.texas.gov).

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

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 licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms 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.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



**Important Reminders:**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, **we are still available to you for any questions you may have.**

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection **may be limited** by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **This report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

**Note:** All directions given in this report (i.e. left, right, front, rear) are to be taken as if standing on the street facing the front of the building or, when appropriate, the system or component being inspected. Stored items, furniture, personal belongings, vehicles, etc. all obscure and impede the inspections process. When any of these items are present, client should assume that portions of the structure, systems and components were probably concealed or otherwise overlooked. Client should not assume that every deficiency was identified, recognized, or otherwise reported.

**What We Inspect:**

A Home Inspection is a **non-invasive visual examination** of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and **not the prediction of future conditions.**

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect..

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. **Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.**

**This is NOT a Wood Destroying Insect Inspection.** If requested, Southern Star Inspections provides reputable wood destroying insect inspectors for the client to contact for more information regarding their services.

**Summary page info:**

On the Summary Page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. **If items are marked RED and/or "deficient", we recommend an evaluation of the entire system by a qualified technician or professional.** The complete list of items noted is found throughout the body of the report, including Normal Maintenance items.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If any area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not guarantee the integrity of any work that was done without a permit. Depending upon your needs and those who will be on this property, items listed in the **body** of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

**Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

X			X
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## A. Foundations

Type of Foundation(s):

## • Slab on Grade

*Comments: This inspection is a visual review of the foundation and represents the opinion of the inspector, based solely on the inspector's personal experience with similar homes. The inspector does not pull up floor coverings, move furniture, measure elevations or propose repairs. The inspector does not enter crawl space areas less than 18". Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Homes built with slab and/or post tension cable foundation construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to visually inspect these items, they are specifically excluded from the scope of this inspection. The opinion stated below in no way addresses future foundation movement or settlement. If items are marked in Red, marked as "Deficient", and/or you should you have any concern regarding the foundation, it is recommended you have a complete evaluation prior to close.*

## • Performance Opinion:

**\*IT IS IN MY OPINION that the evidence found supports that the foundation appears to have experienced settlement of a differential nature. Observed conditions that suggest some structural movement of the building has occurred. Conditions include but not limited to: settling cracks in brick veneer, doors askew in their jamb, interior drywall stress related cracks, departure from dead-level of slab floor plane, rafters separated from ridge boards. The structure should be monitored for signs of differential foundation settlement, with corrective measures taken if excessive settlement occurs. Weather conditions, drainage and other adverse factors can effect structures and differential movements of foundations can occur because of them. The inspectors opinion is based on visual observations of accessible and un-obstructed areas of the structure at the time of the inspection. If further inspection and/or information is needed, it is recommended to have an evaluation by a Texas Professional Structural Engineer.**

• Foundation could not be inspected at various locations due to high soils, overgrown vegetation, sidewalks, attached and/or decks/patios. Recommend trimming all trees, bushes, and lowering grading/mulch beds away from the foundation walls so the foundation walls can be monitored.

• Trees/tree roots are located near or against the foundation wall at the left and rear elevation of the home. Inspector did not observe any damage to the foundation or exterior cladding at the time of the inspection.

• Truncated cracks were observed at the corners of the foundation. These are known as "wedge" cracks that are not negatively affecting the structure at the time of the inspection. Recommend repairing with a non-shrinking epoxy grout/mortar and monitor for excessive movement.

• Shrinkage cracks are present in the garage foundation. Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. The cracks/fractures were tight and free of differential movement (no vertical displacement). These are primarily cosmetic and can be sealed to prevent water intrusion. Recommend monitoring for excessive movement.

• Foundation rebar is not properly sealed at the front right elevation of the foundation wall at the time of the inspection. It is recommended to seal/patch these with a non shrinking epoxy grout to prevent corrosion of material. Check all.

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I	NI	NP	D
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Foundation covered at various locations



Foundation covered at various locations



Tree/roots near foundation at rear elevation



Wedge crack at rear left corner



Exposed rebar at front right corner



Hairline cracks in garage



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I NI NP D

X			X
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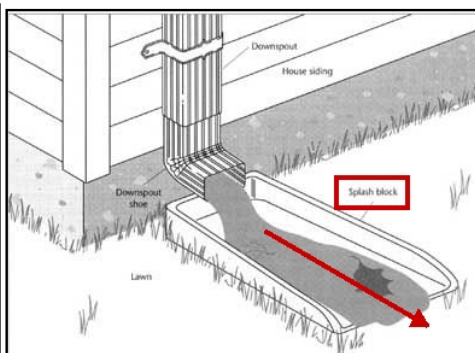
## B. Grading & Drainage

*Comments: Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. It is advisable to maintain at least four inches of clear area between the ground and masonry and six inches of clearance between ground and wood siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches per 10 feet. Sprinkler systems if not properly installed and adjusted to provide uniform and proper levels of moisture content in the soil, can lead to differential foundation movement. Determining flood plains is beyond the scope of this inspection. The seller/builder may have more information concerning this subject. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the Grading or Drainage, it is recommended you have a complete evaluation of the drainage system prior to close.*

- **Partial gutter system is installed at time of inspection. Gutters are essential in preserving the integrity of the foundation and grading around it. Gutters help divert storm water away from the foundation in a uniform manor. Recommend installing a full home gutter system and removing debris from gutters periodically so that moisture can be diverted away from foundation walls.**
- **Subsurface and/or french drains are present at time of inspection. Determining if these drains are acting as intended and/or serviceable is beyond the scope of the inspection. Recommend keeping these drain covers free of debris and grass clippings.**
- **Observed high mulch bed/grading material at various locations of the home. A minimum of a 4" clearance is required from top of grade to top of foundation where brick and/or stucco cladding is installed. This limits the possibility of water intrusion, deterioration of building material, and helps to identify foundation movement or wood destroying insects.**
- **Missing splash block under the gutter down spout at the front elevation of the home. Check all.**
- **Observed gutters that are not properly secure in place at various locations of the home at the time of the inspection. Check all.**
- **Gutter downspouts are missing at various locations of the home at the time of the inspection. Check all.**
- **Gutters are not installed behind/beneath the metal drip edge at various locations of the home at the time of the inspection. This can allow the water to run between/collect between gutter and the fascia material. Check all.**
- **Gutters have debris that can possibly clog the gutter down spout and cause moisture penetration. Recommend periodically cleaning all gutters so that water is diverted away from structure as intended.**



Missing splash block



Splash block



Gutter not secure at front left elevation

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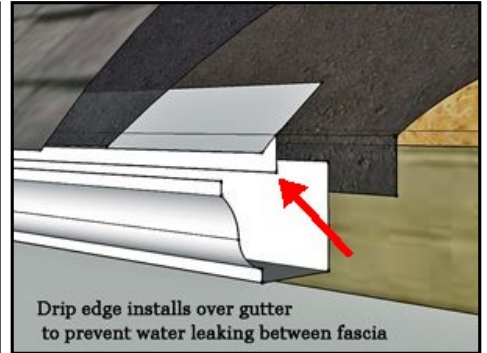
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Gutter downspout not present at front elevation



Gutters not installed behind drip edge



Proper install of gutter behind drip edge



Debris in gutters



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I NI NP D

X			X
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## C. Roof Covering Materials

Type(s) of Roof Covering:

- **Asphalt shingles**

Viewed From:

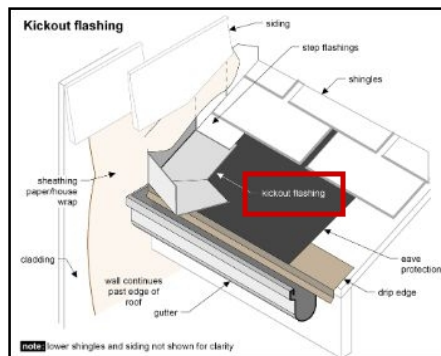
- **Accessible areas of the roof**

*Comments: As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing on the home. The inspector does not speculate on the remaining life expectancy of the roof covering. This inspection does not address future leaks nor does it certify that the roof is leak-free at time of the inspection. Adequate attic ventilation, solar/wind exposure, and organic debris all affect the life expectancy of a roof. The inspector did not determine the roof shingle fastener pattern by lifting a random sampling of shingles. It has been determined that lifting roof shingles can cause damage. Non accessible roofing surfaces are inspected from the ground with binoculars and attic only. Tiled roofing surfaces are not walked on. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the roof covering material, it is recommended that you have a complete evaluation of the roof covering system prior to close.*

- **Maintenance of roof covering is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles, replacing ridge caps, and sealing exposed nails as necessary. Life expectancy of a composition roof can range from 15 - 25 years, depending on the quality of the material. Shingles labeled as 30-40 year life expectancy, last approximately 20-25 years in the Houston area. It is best to replace a roof when signs of cracking, curling edges, brittle shingles, or signs of granular loss are observed.**
- **Missing kick out flashing at the front elevation of the home. Kick out flashing diverts water away from the intersecting wall so not to affect building products. Check all.**
- **Step flashing is not properly secure in place at the front right elevation of the home at the time of the inspection. Check all.**
- **Observed several exposed shingle nails, flashing nails, and/or roof jack nails that should be sealed so not to allow moisture entry to home. Recommend securing and sealing all nail heads that penetrate through the roof covering and/or flashing material. Check all.**
- **Observed vegetation debris such as leaves and/or pine needles on the roof covering that should be removed as needed. Check all.**
- **Breezeway roof covering has buckled/cupped asphalt shingles present at the time of the inspection. Installation of asphalt shingles on a roof slope less than 2:12 pitch is not permitted. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater.**
- **Asphalt shingles are brittle and show wear at various locations of the roof covering at the time of the inspection. Recommend consulting with a licensed roofing company to determine maintenance costs, life expectancy and/or cost of replacement when/if needed.**



Missing kick out flashing



Proper install of kick flashing



Exposed nails at roof covering

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I	NI	NP	D
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Debris on roof covering



Shingles cupped/buckled at rear elevation



Worn shingles present at various locations



Worn shingles present at various locations

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I NI NP D

X			X
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## D. Roof Structures and Attics

Approximate Average Depth of Insulation:

- Insulation is approx. 10-12 inches deep

Approximate Average Thickness of Vertical Insulation:

- Unknown Depth. The inspector is unable to determine the depth of the insulation behind drywall

Comments: Not all areas of an attic are visible due to lack of access. This is a limited inspection of what can be viewed from a safe platform. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the roof structure, it is recommended you have a complete evaluation of the roof structure prior to close.

- Viewed From: Accessible Areas of the Attic

- The original roof most likely had wooden shake (shingles) that weigh less than the present asphalt shingles. This adds a significant amount of weight to the roof covering and may not be supported adequately.

- Evidence of rodents/vermin within the attic space at the time of the inspection.

- Vinyl soffit material is not properly secure in place at the time of the inspection. Check all.

- Attic stairs are not insulated. Recommend insulating the attic stairs on the "attic" side to limit the loss of conditioned air.

- Attic staircase missing securing hardware at the time of the inspection. Attic stairs should be installed per manufactures instructions and are not to be altered. It is recommended to secure the stairs by use of 16-d nails or ¼ x 3-inch lag screws at the pre-drilled spring brackets.

- Attic access door is not foam sealed around the jamb on the interior side at the time of the inspection.

- Missing purlin bracing within the attic space at the time of the inspection. Purlin bracing should be no less than 2x4 material placed no more than 4 feet apart to help support the weight of the rafters/roof covering. Check all.

- Inspector observed higher than normal temperature differences/transfer at various locations of the interior walls and ceilings using thermal imaging camera. Some of these areas are common due to the roof/wall configuration. Insulation may be missing or not properly installed which allows unconditioned air to pass through the drywall and into the home. Installing insulation so that all areas have an equal R-value has proven to save energy.



Evidence of heat transfer at morning area



Evidence of heat transfer at utility room



Evidence of heat transfer at powder bathroom



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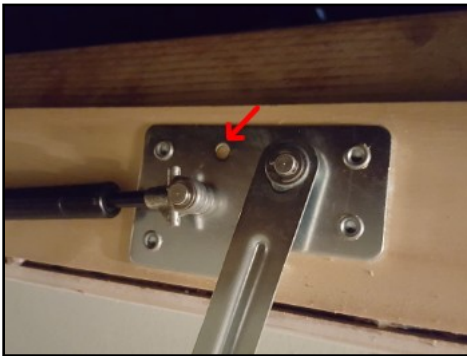
Evidence of heat transfer at master bedroom



Evidence of heat transfer at attic staircase



Attic staircase not insulated



Attic staircase missing securing hardware



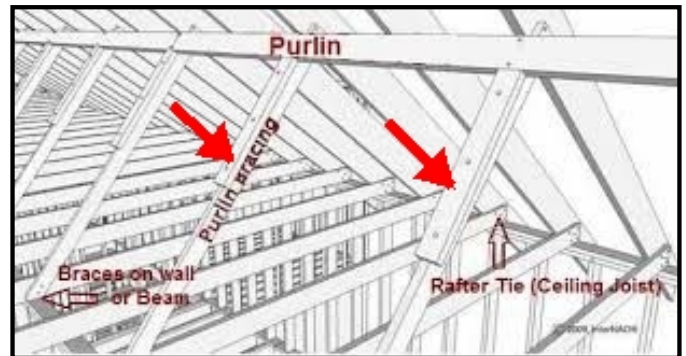
Attic door jamb not foam sealed



Rafter separation at ridge board



Missing purlin bracing



Example of purlin bracing install

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X			X
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**E. Walls (Interior and Exterior)***Wall Materials:*

- Exterior walls are made of Brick/Vinyl Siding Material
- Interior walls are made of Drywall

*Comments: All exposed walls will be inspected. Furniture, personal items, and stored items are not moved by the inspector during the inspection. It is beyond the inspectors scope to determine the condition of the wall coverings except as they pertain to structural performance or moisture penetration. This inspection does not cover any issues that are considered to be environmental, such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or funguses. All siding, but especially composition or hardboard siding must be closely monitored and seams must remain sealed (especially the lower courses at ground level). If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the walls, it is recommended a complete evaluation be conducted prior to close.*

- Seal around all gaps of electrical and/or plumbing penetrations through cabinets and walls so not to lose conditioned air. Some areas include but not limited to: around plumbing pipes in cabinets, at electrical outlets and fixtures, vents.
- Minor drywall repair and paint touch ups are needed at various locations of the home. Check all.

- Seal around all gaps of electrical and/or plumbing penetrations through exterior walls to deter moisture and insect intrusion. Some areas include but not limited to: exterior light fixtures, electrical outlets, hose bibs, plumbing clean outs, vent terminations, gas lines, and A/C refrigerant lines. Check all.

- Vinyl siding material is not properly secure in place at the garage door and at the right elevation window bay. Building material is exposed and deteriorated at the right elevation window bay at the time of the inspection. Recommend securing and sealing all gaps/voids in vinyl siding material. All exposed nail heads securing siding material to structure should be sealed as needed. Check all.

- Settling cracks in brick veneer at various locations of the home at the time of the inspection. Recommend sealing all settling cracks in exterior walls and monitoring for further movement and/or cracking. Check all.



Seal all exterior penetrations



Seal all exterior penetrations



Vegetation in contact with structure



Damaged siding trim at garage



Siding not secure over garage door



Siding not secure at right elevation



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I NI NP D



Siding not secure at right elevation window



Deteriorated building material at right elevation window



Crack in brick veneer at left elevation



Crack in brick veneer at left elevation



Crack in brick veneer at rear elevation

X			X
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## F. Ceilings and Floors

*Ceiling & Floor Materials:*

• Ceiling is Drywall

• Flooring is Tile/Wood

*Comments: Not all interior floors are visible and/or accessible as they may be obstructed by floor coverings, furniture, stored items, construction debris, etc. It is beyond the scope of this inspection to remove any floor covering. The inspection is not required to determine the condition of the interior ceiling or floor covering except as they pertain to the structural performance and/or moisture penetration. This inspection does not cover any issues that are considered to be environmental, such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or funguses. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the ceilings and floors, it is recommended a complete evaluation of the ceilings and floors be conducted prior to close.*

• Previous repairs/patches are present at various locations of the home at the time of the inspection. Minor drywall repair and paint touch ups needed at the ceiling throughout the home. Check all.

• Moisture stains present at the front elevation bedroom closet ceiling. Higher than normal moisture reading was not present at the time of the inspection. Recommend consulting with the seller regarding previous leaks and/or repairs made in this area.

• Floor tile cracked within the hallway bathroom at the time of the inspection. Check all.

• Moisture stains/damage is present at the master bedroom exterior door threshold/floor boards. Higher than normal moisture reading is present at the time of the inspection. Recommend evaluation and repairs made by a professional contractor.



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I NI NP D



Previous repairs/patches at various locations



Moisture stain at bedroom closet ceiling



Floor tile cracked at hallway bathroom



Moisture stains/damage at master bedroom floor

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## G. Doors (Interior and Exterior)

*Comments: It is common in the course of climate changes that some doors may bind mildly or that the latches may need adjustment. We recommend having all locks re-keyed after closing and before moving in to your new home. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the doors, it is recommended that a complete evaluation be conducted prior to close.*

- **Recommend boring hole on strike side of the front door to enable deadbolt to fully engage. Check all.**
- **Door stops and/or hinge stops are not present at various locations of the home at the time of the inspection. Check all.**
- **Deteriorated door jamb/trim material at the rear elevation of the home at the time of the inspection. Seal exterior door thresholds and at bottom of door jambs/trim to limit moisture/insect intrusion. Check all.**
- **The exterior doors are equipped with double dead bolts at the time of the inspection. This limits the means of egress in case of emergency and can be a safety hazard. Check all.**
- **Master bathroom door does not latch at the time of the inspection. Recommend adjusting doors so they are tight against strike plate when closed. Check all.**
- **Door rubs on frame/jamb and is difficult to open and close at the front elevation coat closet at the time of the inspection. Check all.**

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I NI NP D



Seal door thresholds/jamb



Deteriorated door jamb/trim material



Bore deadbolt hole



Double dead bolt present



Door rubs on frame/jamb

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## H. Windows

Window Types:

- Window frames are made of Vinyl
- Windows are Double Hung

*Comments: Inspection of storm windows, awnings, shutters, or other security device is beyond the scope of the inspector. Double pane window seals may be broken without having a visible amount of condensation build-up between the panes. Obviously fogged windows are noted when observed but a complete inspection is not possible due to some light conditions, installed screens, dirt on surfaces and/or rain at time of inspection. Recommend periodically sealing around all interior and exterior windows to deter moisture and insect intrusion. If items are marked in Red, marked "Deficient", and/or should you have concern regarding the windows, it is recommended that a complete evaluation of the windows be conducted prior to close.*

- Recommend sealing around all interior and exterior windows to deter moisture and insect intrusion as needed. Check all.
- Windows that were tested functioned as intended at the time of the inspection.

☐ ☒ ☒ ☐

## I. Stairways (Interior and Exterior)

*Comments: This section may contain certain deficiencies related to railings, guardrails, handrails, etc. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the stairways, it is recommended that a complete evaluation of the stairways be conducted prior to close.*

- Single story home. Stairs are not present at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X
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## J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the Living Room

Types:

- Natural Gas

• -----TYPE-----

- Fireplace is mason built

*Comments: It is beyond the scope for the inspector to test the Fireplace/Chimney for proper draft, conduct a smoke test or verify the integrity of the flue. The inspector is required to perform an inspection on the visible components of the fireplace/chimney only. Freestanding wood burning stoves are beyond the scope of the inspector. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the fireplace and chimney, it is recommended that a complete evaluation of the fireplace and chimney be conducted prior to close by a qualified contractor.*

- Chimney crown mortar is cracked/chipped and/or has large voids present at the time of the inspection. The chimney crown tops off the masonry walls of the chimney with a small concrete roof that prevents water from seeping into the bricks and mortar. Chimney crown mortar should be properly repaired and/or replaced.
- Missing protective screen and/or glass enclosure at the fireplace box at the time of the inspection.
- Gas line entering fireplace is not sealed. Recommend sealing with a high temperature, non flammable material.
- Damper is not fitted with a blocking clamp (lock open device) which is required when gas logs with a gas control valve are present. The blocking clamp is intended to prevent dangerous gases from entering into the living areas if the damper is not opened.
- Cracks, voids and/or large gaps are present within the fireplace brick mortar at the time of the inspection. These areas should be properly sealed/filled to deter any possible chance of flame backdraft. Check all.
- The fireplace and chimney area has a significant build up of creosote present at the time of the inspection. Excessive creosote build up is considered a fire hazard and should be cleaned/removed as needed.
- Recommend a full evaluation and repairs made by qualified fireplace/chimney contractor. It is always recommended having a professional chimney sweep and/or licensed contractor conduct a full evaluation of the fireplace and chimney prior to each seasonal use.



Cracks/voids at chimney cap mortar



Screen/cover not present



Seal gas line through fireplace wall



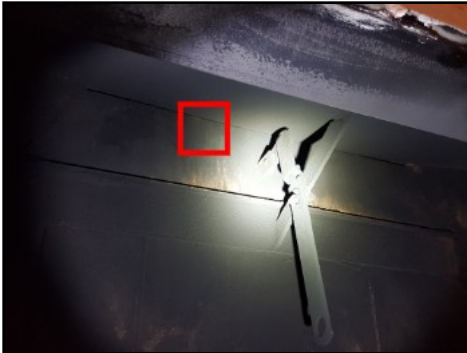
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Damper missing blocking clamp



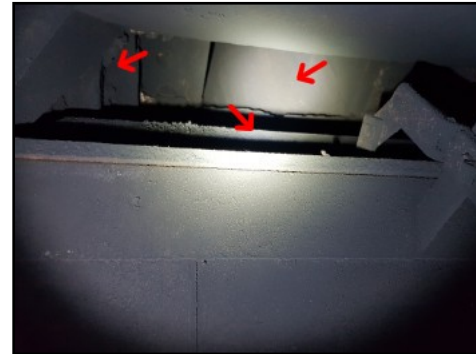
Blocking clamp for fireplace damper



Cracks/voids at fireplace brick mortar



Cracks/voids at fireplace brick mortar



Creosote build up present within fireplace/chimney

X			
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## K. Porches, Balconies, Decks, and Carports

*Comments: It is beyond the scope of the inspector to report on detached structures or waterfront structures and equipment. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the exterior porches, decks, carports, etc, it is recommended a complete evaluation be conducted prior to close.*

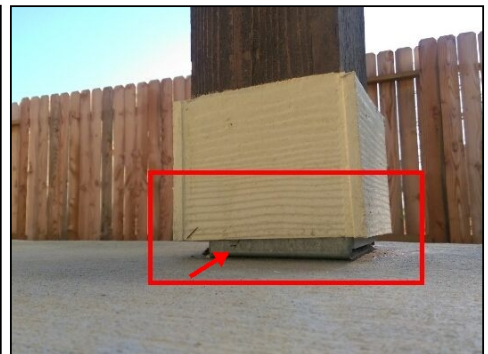
- **Front porch and rear patio column material is in direct contact with the foundation. A 1" gap is recommended so material does not wick moisture and deteriorate over time. Inspector was unable to verify if a post base is present at the time of the inspection.**



Column material in contact with foundation



Column material in contact with foundation



Example of post base/Material raised

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**L. Other***Materials:*

- Flatwork

*Comments:*

- Driveway flatwork panels are cracked at various locations at the time of the inspection.



Right elevation of home



Left elevation of home



View from above



Rear elevation of home



Cracks in driveway flatwork

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

### ☒ ☐ ☐ ☒ A. Service Entrance and Panels

#### Panel Locations:

- Main electrical panels are located in the garage

#### Materials & Amp Rating:

- Copper wiring
- Main panel is a Sylvania - 125 Amp Max
- Subpanel is a Federal Pacific Electric (FPE) - 100 Amp Max

*Comments: The inspector is not required to determine the service capacity amps, voltage capacity, or the capacity of the system relative to present or future use or requirements. The inspector is not required to conduct voltage drop calculations or determine the accuracy of the breaker labeling. The electrical service panel will be opened and inspected unless a safety hazard presents itself. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the electrical service, it is recommended a complete evaluation be conducted prior to close.*

- Service entrance is overhead

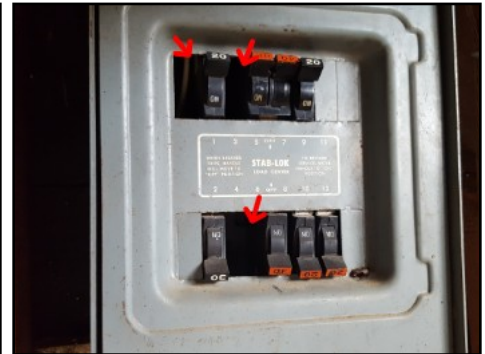
- A GTE-Sylvania Electrical Panel and a Federal Pacific Electric (FPE) Panel is present at the time of the inspection. These types of service panels and breakers are aged and believed to be past the safety lifespan. There are reports that the circuit breakers failed to trip in some overloaded conditions, creating a serious fire hazard. Because of the reports indicating that the circuit breakers may fail to trip, we recommend that the electrical panels be evaluated by a licensed electrician prior to closing on the home.
- Breakers within the main electrical panels are not properly labeled at the time of the inspection.
- Breaker knock-outs/caps are missing and are not sealed within the panel.
- Wires entering into electrical service panel are not protected from the sharp metal edge by an approved grommet. Check all.
- There are neutral wires in the electrical panel that are sharing spots/screws on the buss bar. This is known as "double tapped" and does not allow a circuit to be isolated if it needs to be worked on. Neutral wires may also become loose if double tapped which can lead to overheating.
- There are white wires within the panel that are being used as "hot" wires. These wires should be properly marked as ungrounded conductors with red or black paint or tape at all visible locations (anything other than white, gray, or green).
- Recommend a complete system evaluation and repairs made by a licensed Electrician prior to closing on the home.



Main electrical panels located within the garage



Breaker panel not labeled



Missing knock outs/caps



I=Inspected

NI=Not Inspected

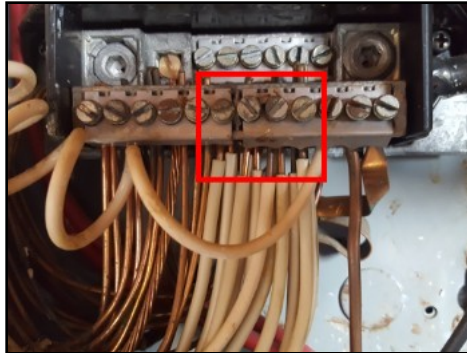
NP=Not Present

D=Deficient

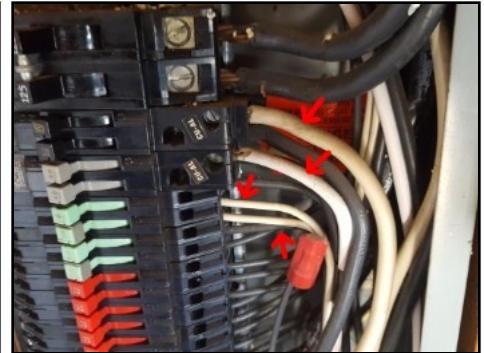
I NI NP D



Missing protective grommet



Double tapped neutral wires



White "hot" wires not marked with tape

☒ I
 ☐ NI
 ☐ NP
 ☒ D

## B. Branch Circuits, Connected Devices, and Fixtures

### Type of Wiring:

#### • Copper wiring

#### • 125 Amp breaker for the main electrical panel

Comments: Ground Fault Circuit Interrupter (GFCI) outlets are required in the garage, bathrooms, kitchen, and all exterior outlets/wet areas. If home was constructed before this rule was implemented, it is not required to upgrade but is highly recommended. Items not inspected include but are not limited to: cable, telephone, computer, speaker, photocells, low voltage, intercom systems, electric gates and doors, yard and tree lighting. Smoke detectors are tested by pressing the test button on each detector. Smoke detectors are not tested for actual "smoke" detection. Smoke alarms are not checked when a security system is in place. If items are marked in Red, marked as "Deficient", and/or should you have concern with the branch circuits or fixtures, it is recommended a complete evaluation be conducted prior to close.

#### • Doorbell operated normally at the time of the inspection.

• Receptacles are loose at various locations of the home. LOCATIONS include but are not limited to: detached garage, utility room, kitchen backsplash, front elevation bedrooms, bedroom hallway. Check all.

• Exterior receptacles not protected by a direct overhang are missing weatherproof/bubble covers at the time of the inspection. Check all.

• Junction boxes are missing and/or missing cover plates at various locations within the home, garage, and/or attic space at the time of the inspection. This can pose a fire hazard if these wires were to arc and be near combustible material such as paper, wood, or insulation. Check all.

• Receptacle cover plates are missing at various locations of the home at the time of the inspection. Check all.

• Missing smoke detectors at the secondary bedrooms. Smoke detectors are required in each sleeping areas, outside each sleeping area, and each additional story of the dwelling.

• Receptacle at the kitchen backsplash indicates "open ground" at the time of the inspection. Check all.

• Light fixture is not functioning and/or the light bulbs are expired/missing at various locations of the home. LOCATIONS include but are not limited to: detached garage, front elevation bedroom, master bedroom. Recommend changing bulbs and checking function of light fixture. Check all.

• Light fixtures are missing the protective globes at various locations of the home at the time of the inspection. Check all.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example of weatherproof/Bubble cover



Missing junction box cover in garage



Wire connection missing junction box



Missing cover plate in garage



220 receptacle not secure in place



Missing light fixture protective globe

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### ☒ ☐ ☐ ☐ A. Heating Equipment

*Type of Systems:*

- **Central Forced-Air**
- **Furnace/Air Handler is located within the attic space**

*Energy Sources:*

- **Natural Gas**

*Comments: Inspection of the HVAC equipment is by operation of system only. Checking humidifiers, electronic air filters, and proper air flow is not included in this inspection. Full evaluation of the gas heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection. If the units have not been serviced in the last 12 months, we recommend having the units serviced by a licensed technician. We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Heat pump systems are not tested when ambient temperatures are above 65 degrees Fahrenheit to avoid damaging the system. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the heating equipment, it is recommended that a complete evaluation of the heating equipment be conducted prior to close.*

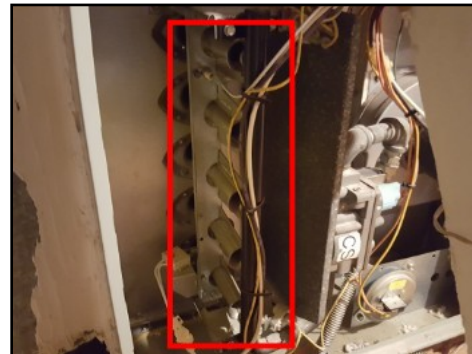
- **Furnace - Trane**

- **Inspector was unable to access/locate the model and serial number of the furnace at the time of the inspection. Recommend consulting with seller and/or property management regarding model number, serial number, and manufacture year.**

- **\*Visual inspection of the heating equipment components only. Did not test the furnace due to the exterior ambient temperature being above 70 degrees at the time of the inspection.**



Furnace/Air handler located in attic space



Furnace burner ports



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X
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**B. Cooling Equipment***Type of Systems:*• **Central Forced-Air**• **A/C condensing unit is located on the left elevation of the home**

*Comments: Inspection of the HVAC equipment is by operation of system only. Testing for leaks, efficiency, or disassembling equipment are not within the scope of the inspection. Cooling equipment is not checked when the outside temperature is below 60 °F because of possible damage to the compressor. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning units are not tested. We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the cooling equipment it is recommended that a complete evaluation of the cooling equipment be conducted prior to close.*

• **A/C - Trane**• **model# = TTX048C100A1**• **serial# = K10212657**• **manufacture year = 1995**

• **Primary condensation drain line is terminated to a plumbing drain line within the attic space. Secondary drain line is terminated to the exterior of the home through soffit. If condensation is seen dripping from the secondary drain line it is recommended to turn off the system and contact a licensed HVAC technician.**

• **A/C system was functioning/cooling as intended at the time of the inspection.**

**Temperature readings between return air and supply registers fell between the 14-22 degree parameter. It is always recommended to have a licensed HVAC technician conduct a complete system evaluation of the HVAC equipment prior to the first use of the season. Recommend following the manufacture care and maintenance instructions.**

• **The A/C condensing unit is not level at the time of the inspection. This condition can affect compressor operation, lubrication and may place excessive stress on the freon lines and connections.**

• **Recommend sealing the gaps where the refrigerant lines enter the evaporator coil cabinet and where the condensing drain lines exit the evaporator coil cabinet to deter loss of conditioned air within the attic space.**



Condensing unit not level



Secondary A/C drain line at rear elevation



Seal drain/refrigerant lines at evaporator coil cabinet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Comments: The purpose of this inspection is to determine the ability of the ductwork to reasonably distribute conditioned air throughout the home. Ductwork is checked for significant visible deficiencies. Ducts that are concealed by insulation, enclosed in chases and walls are not accessible to the inspector and are not checked for damage. This is not an inspection of air quality. If items are marked in Red, marked as "Deficient", and/or you should have concern regarding the ducts and vents, it is recommended that a complete evaluation be conducted prior to close.*

- **\*Visually inspected the accessible areas of the HVAC ductwork only.**
- **Air filter is dirty at the time of inspection and may be straining the system. Recommend replacing air filters prior to moving in and as required/needed.**



Dirty HVAC air filter

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## IV. PLUMBING SYSTEM



## A. Plumbing Supply, Distribution Systems and Fixtures

*Location of Water Meter:*

- **Front left of property by street curb**

*Location of Main Water Supply Valve:*

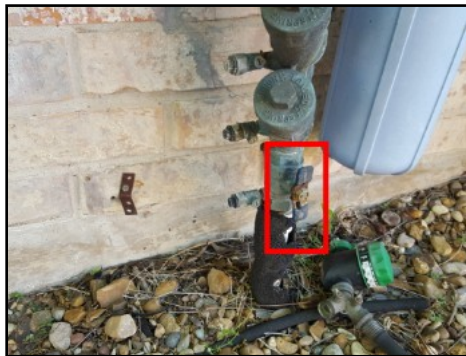
- **Exterior of structure on the left elevation of the home**

*Comments: Plumbing is an important concern in any structure. Some problems may be undetectable due to being within the walls and/or underground, in floors or in the slab. Washing machine hot and cold and icemaker lines are not tested during inspection. Only visible plumbing components are inspected. Private water wells, septic systems, water softeners and filter systems are beyond the scope of this inspection. Shut off valves are not tested due to possibility of leaking or breaking after long periods of being inactive. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the water supply system, it is recommended a complete evaluation be conducted prior to close.*

- **Type = PEX Piping**
- **Static Water Pressure Reading: Approx. 50 psi**
- **Water line to fridge is not tested during inspection for proper pressure. Recommend flushing of line upon move in. Leaks were not observed in visible areas at the time of the inspection.**
- **Operating the Hot and Cold water valves for the washing machine is not within the scope of the inspection. Leaks were not observed in the visible areas at the time of the inspection.**
- **There were no leaks observed at the accessible plumbing fixtures/piping at the time of the inspection.**
- **Exterior plumbing supply pipes are not insulated at various locations of the home/detached garage at the time of the inspection. Recommend insulating all exterior (including detached garage) plumbing pipes and hose bib pipes to protect from hard freeze. Check all.**
- **Missing back flow preventer at exterior hose bibs at the time of the inspection. Today's standards require Anti-siphon devices (back flow preventer) installed on all exterior hose bibs. Check all.**



Water meter location



Main water shut off valve



Water pressure at right elevation



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing back flow preventer at hose bibs



Back flow preventer for hose bibs



Insulate exposed plumbing pipes



Insulate exposed plumbing pipes



Supply line not insulated within garage

X			
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## B. Drains, Wastes, and Vents

*Comments: Drain lines for washing machines, icemakers, water conditioning systems, drain pumps or water ejection pumps are beyond the scope of this inspection. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the drains, wastes, or vents, it is recommended a complete evaluation be conducted prior to close.*

- Type = **PVC**
- Main sewer clean out is located on the exterior rear elevation of the home.
- Some areas of the drains, wastes, and vents were not accessible at the time of the inspection.
- Drain for washing machine was uncovered at time of inspection. Washing machine drain is not tested for flow and/or drainage. Recommend monitoring first drain cycle of washing machine.
- There were no leaks observed at the accessible plumbing drains at the time of the inspection.



Main sewer clean out



Drain line uncovered in utility room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☒

## C. Water Heating Equipment

*Energy Source:*

- **Water heater(s) gas powered**
- **Water heater is located in the utility room**

*Capacity:*

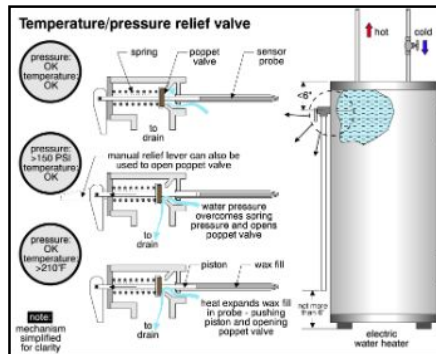
- **Unit is 50 Gallon**

*Comments: Emergency drain pan lines are not tested for proper drainage. The Temperature and Pressure Relief Valve(s) on water heater(s) are not operated. It is common for the valve to not properly re-seat after operation. It is advised that the Temperature and Pressure Relief Valve(s) be serviced according to the manufacturers instructions. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the water heater equipment, it is recommended a complete evaluation be conducted prior to close.*

- **Water Heater - Rheem**
- **model# = PROG50-38N RH60**
- **serial# = Q201731222**
- **manufacture year = 2017**
- **The Temperature and Pressure Relief Valve(s) on the water heater(s) do not appear to be rusted or damaged at the time of the inspection. The TPR Valves are not tested at the time of the inspection due to the possibility of the valve not resetting in place. Recommend testing the valve once a year by owner or by a licensed plumber.**
- **Recommend following the manufacture care and maintenance instructions.**
- **Drain pan beneath the water heater with drain line terminated to the exterior is not present at the time of the inspection. When a leak at the water heater can damage the home, it is required to have drain pan with drain line installed.**



Drain line termination at breezeway



TPR Valve operation



Water heater located in utility room



Drain pan with drain line not present



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

	X	X	
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**D. Hydro-Massage Therapy Equipment**

*Comments: Do not leave small children unattended in the unit or tub. Intake ports can have high suction which may catch hair and draw it into the intake/suction port, resulting in drowning. Hydro-Massage tubs, if not properly cleaned and maintained, can be the source of microbial and bacterial growth. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the equipment, it is recommended a complete evaluation be conducted prior to close.*

- **A Hydro-Massage Therapy Tub was not present at the time of the inspection.**

X			X
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**E. Other**

*Comments: This is not a gas line pressure inspection or pressure test. Many of gas supply lines are buried underground or located in walls and buried under insulation. Inspector notes gas leaks and improper installation at accessible gas supply connections and or shut off valves. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the gas supply, it is recommended a complete evaluation be conducted prior to close.*

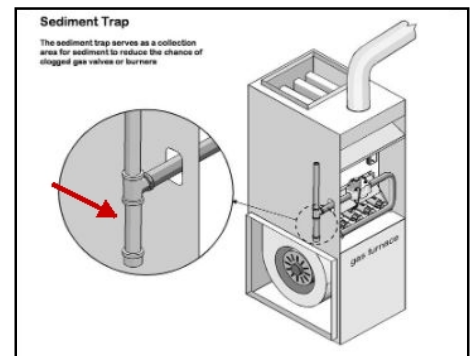
- **\*Visual inspection of the Gas supply components only.**
- **Main gas meter and shut off valve is located on the rear elevation of the home.**
- **Gas service line is not in use and not capped in the utility room at the time of the inspection I. All gas lines not in use should be capped and service vale placed in the off position. Check all.**
- **Sediment trap is not present at the Furnace gas line at the time of the inspection.**
- **Flex gas line connector is unprotected through the furnace cabinet/enclosure at the time of the inspection. Connectors shall not be concealed within, or extended through, walls, floors, partitions, ceilings or appliance housings. Gas line should be hard piped at this area.**



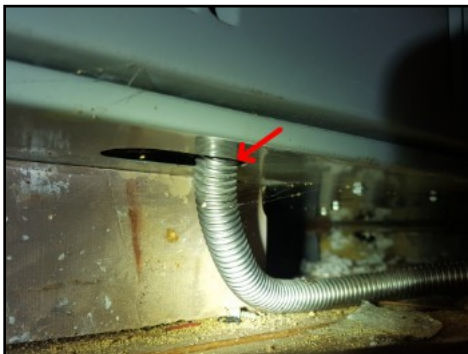
Gas meter and main shut off valve



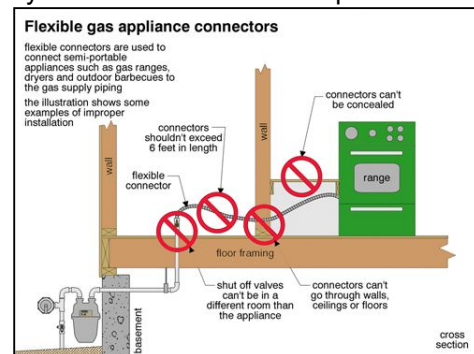
Gas line not capped off in utility room



Sediment trap install at furnace



Flex gas line connector through furnace enclosure





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

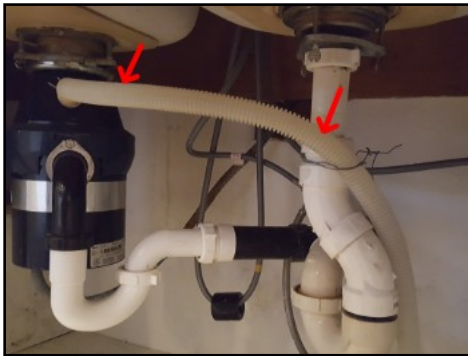
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## V. APPLIANCES

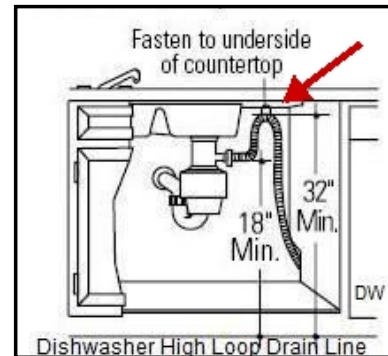
☒ ☐ ☐ ☒ **A. Dishwashers**

*Comments: Units are inspected in normal wash cycle only. We recommend operating the dishwasher in other cycles prior to closing. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the dishwasher, it is recommended that a complete evaluation be conducted prior to close.*

- Dishwasher = Bosch
- model# = SHE4AM16UC/01
- serial# = FD8804 01114
- Dishwasher functioned as intended at the time of the inspection. Dishwasher was ran through a complete cycle and leaks were not present. Recommend following the manufacture care and maintenance instructions.
- Dishwasher is not properly secure to the cabinet at the time of the inspection. Securing hardware is either loose and/or missing at the time of the inspection.
- Air gap is not present at dishwasher drain line prior to termination at food waste disposal. Recommend adding a "high loop" to the dishwasher line.



Dishwasher drain line missing high loop



High loop installation for dishwasher drain

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

*Comments: If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the food waste disposer, it is recommended a complete evaluation be conducted prior to close.*

- Disposer = InSinkErator
- model# = 333-87
- serial# = RG 61087928
- Food Waste Disposer operated normally at time of the inspection. Recommend following the manufacture care and maintenance instructions.

☒ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**

*Comments: If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the range exhaust vent, it is recommended that a complete evaluation be conducted prior to close.*

- Microwave is located over range and acts as vent to range when vent is powered on. Unit appears to be functioning as intended at time of the inspection. Recommend following the manufacture care and maintenance instructions.
- Air leakage present at microwave/vent duct within upper cabinet at the time of the inspection. Recommend adding proper sealant tape to the microwave and/or vent pipe through the cabinet and/or wall to repair seal.
- Filter has grease build up at the time of the inspection. Recommend cleaning or replacing prior to closing on the home and as required/needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Seal microwave/duct through cabinet



Filter dirty

☒ ☐ ☐ ☒

## D. Ranges, Cooktops, and Ovens

*Comments: Timers and clocks on ovens, ranges, and other household appliances are not checked for accuracy over long term operation. Self-cleaning cycle is not tested due to the extensive time necessary for operation. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the range and cooktop, it is recommended that a complete evaluation be conducted prior to close.*

- **Oven = Whirlpool**
- **model# = WOS11EM4EB00**
- **serial# = D73712960**
- **The Oven is electric.**
- **Oven operated normally at the time of the inspection. Oven was set to 350 degrees and temperature accuracy was within 25 degrees. Recommend following the manufacture care and maintenance instructions.**
- **Cooktop = Frigidaire**
- **model# = FEC36SEB1**
- **serial# = HZ84101636**
- **The Cooktop is electric.**
- **The cooktop functioned as intended at the time of the inspection. Recommend following the manufacture care and maintenance instructions.**
- **Oven is not properly secure in place at the time of the inspection.**



Oven not secure in place

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐
**E. Microwave Ovens**

*Comments: Microwaves are tested for heating only using normal operating controls. Microwaves are not tested for leaks and/or efficiency. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the microwave, it is recommended that a complete evaluation prior to close.*

- Microwave = Samsung
- model# = ME18H704SFS
- serial# = 078G7WTH606436K
- Microwave Oven operated normally at the time of the inspection. Recommend following the manufacture care and maintenance instructions.

☒ ☐ ☐ ☐
**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments: Exhaust fans must discharge to the building exterior through a proper exhaust vent dampered/weather protected hood. Terminating exhaust vents in attic is prohibited. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the exhaust fans, it is recommended that a complete evaluation be conducted prior to close.*

- Exhaust fans functioned as intended at the time of the inspection. Inspector could not locate the exhaust vent ducts within the attic. These should terminate to the exterior and not within the attic. Bathroom heaters were not present at the time of the inspection.

☒ ☐ ☐ ☒
**G. Garage Door Operators**

*Door Type:*

- Sectional door

*Comments: It is important to keep all safety/pressure sensitivity components in proper adjustment and in good working order. Units should have electric eye sensors. It is recommended that you consider upgrading your unit if these are not present. Recommend reprogramming remote door opening controls upon move in. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the garage door system, it is recommended that a complete evaluation be conducted prior to close.*

- Garage door opener operated normally at the time of the inspection. Recommend following the manufacture care and maintenance instructions.
- Eye beam system is present and operating as intended at the time of the inspection.
- Garage door opener did not reverse when pressure was applied during closing of door. This is safety hazard and should be adjusted to reverse if someone or something were to come in contact with garage door while closing.

☒ ☐ ☐ ☒
**H. Dryer Exhaust Systems**

*Comments: Interior of vent pipes are not within the scope of an inspection, and are not tested for air flow. Inspection of Dryer Vent is of visual components only. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the dryer vent, it is recommended that a complete evaluation be conducted prior to close.*

- \*Visually inspected accessible areas of the dryer vent only. Dryer exhaust flow is not tested. Vent terminates at the exterior right elevation of the home.
- Lint debris is present within the dryer vent at the time of the inspection. Lint should be removed on a regular basis to ensure exhaust flow.



I=Inspected

NI=Not Inspected

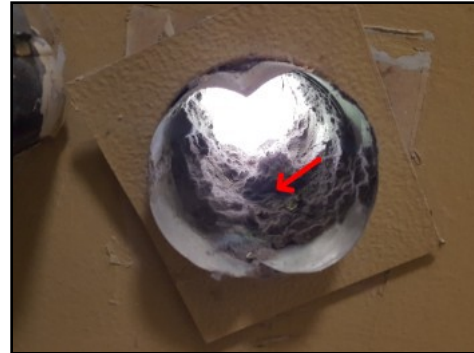
NP=Not Present

D=Deficient

I	NI	NP	D
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Dryer vent termination



Remove lint/debris from dryer vent termination

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### I. Other

Comments:

- Refrigerator, washing machine, and/or dryer were not present at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒
**A. Landscape Irrigation (Sprinkler) Systems**

*Comments: Sprinkler systems if not properly installed and adjusted to provide uniform and proper levels of moisture content in the soil, can lead to differential foundation movement. If the sprinkler system is inspected as part of this inspection, system is tested in the manual mode only. Water spray from the sprinkler system should be directed away from the structure and any decks, fences, or outbuildings. It is unknown if a check valve is installed at the water meter to prevent the sprinkler water from entering the main potable water system. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the sprinkler system, it is recommended a complete evaluation be conducted prior to close.*

- **Sprinkler Control Box = Rain Bird**

- **Zones = 6 (irrigation zones not mapped/labeled)**

- **The irrigation main shut off valves and anti-siphon device is located on the left elevation of the home. The irrigation control panel is located in the garage.**

- **Testing the rain sensor is beyond the scope of the inspection.**

- **Insulation is missing and/or damaged at the main irrigation lines at the time of the inspection. Recommend insulating exposed main pipes to protect from a hard freeze.**

- **Coverage of sprinkler heads next to structure, driveway, sidewalks, and fencing should be adjusted so they do not spray directly on these areas.**



Main irrigation valves/anti-siphon device



Irrigation pipe insulation damaged/missing



Rain sensor not tested



Sprinkler spraying structure

☐ ☒ ☒ ☐
**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:*

*Comments: If the swimming pool is inspected as part of this inspection, the swimming pool timers are inspected in the manual mode only.*

- **Pool and or spa are not present at the time of the inspection.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☐ ☒ ☒ ☐
**C. Outbuildings***Materials:**Comments:*

- Out buildings are not present at the time of the inspection.

☐ ☒ ☒ ☐
**D. Private Water Wells (A coliform analysis is recommended)***Type of Pump:**Type of Storage Equipment:**Comments: If a private water well is present, a coliform analysis is recommended.*

- Water well is not present at the time of the inspection.

☐ ☒ ☒ ☐
**E. Private Sewage Disposal (Septic) Systems***Type of System:**Location of Drain Field:**Comments:*

- Septic system is not present at the time of the inspection.

☐ ☒ ☐ ☐
**F. Other***Comments:*

- Water softener/filtration system is not within the scope of the inspection. Recommend consulting with the seller regarding the proper operation and maintenance schedule.
- Low voltage wiring and/or stereo equipment located at various locations of the home and attic space are not within the scope of this inspection. Recommend consulting with the seller regarding proper operation and maintenance schedule.



Not within scope of inspection



Not within scope of inspection



## Report Summary

**STRUCTURAL SYSTEMS**

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> <li>• Foundation rebar is not properly sealed at the front right elevation of the foundation wall at the time of the inspection. It is recommended to seal/patch these with a non shrinking epoxy grout to prevent corrosion of material. Check all.</li> </ul>
Page 6 Item: B	Grading & Drainage	<ul style="list-style-type: none"> <li>• Observed high mulch bed/grading material at various locations of the home. A minimum of a 4" clearance is required from top of grade to top of foundation where brick and/or stucco cladding is installed. This limits the possibility of water intrusion, deterioration of building material, and helps to identify foundation movement or wood destroying insects.</li> <li>• Missing splash block under the gutter down spout at the front elevation of the home. Check all.</li> <li>• Observed gutters that are not properly secure in place at various locations of the home at the time of the inspection. Check all.</li> <li>• Gutter downspouts are missing at various locations of the home at the time of the inspection. Check all.</li> <li>• Gutters are not installed behind/beneath the metal <u>drip edge</u> at various locations of the home at the time of the inspection. This can allow the water to run between/collect between gutter and the fascia material. Check all.</li> <li>• Gutters have debris that can possibly clog the gutter down spout and cause moisture penetration. Recommend periodically cleaning all gutters so that water is diverted away from structure as intended.</li> </ul>
Page 8 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Missing kick out flashing at the front elevation of the home. Kick out flashing diverts water away from the intersecting wall so not to affect building products. Check all.</li> <li>• Step flashing is not properly secure in place at the front right elevation of the home at the time of the inspection. Check all.</li> <li>• Observed several exposed shingle nails, flashing nails, and/or roof jack nails that should be sealed so not to allow moisture entry to home. Recommend securing and sealing all nail heads that penetrate through the roof covering and/or flashing material. Check all.</li> <li>• Observed vegetation debris such as leaves and/or pine needles on the roof covering that should be removed as needed. Check all.</li> <li>• Breezeway roof covering has buckled/cupped asphalt shingles present at the time of the inspection. Installation of asphalt shingles on a roof slope less than 2:12 pitch is not permitted. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater.</li> <li>• Asphalt shingles are brittle and show wear at various locations of the roof covering at the time of the inspection. Recommend consulting with a licensed roofing company to determine maintenance costs, life expectancy and/or cost of replacement when/if needed.</li> </ul>

Page 10 Item: D	Roof Structures and Attics	<ul style="list-style-type: none"> <li>• Vinyl soffit material is not properly secure in place at the time of the inspection. Check all.</li> <li>• Attic stairs are not insulated. Recommend insulating the attic stairs on the "attic" side to limit the loss of conditioned air.</li> <li>• Attic staircase missing securing hardware at the time of the inspection. Attic stairs should be installed per manufactures instructions and are not to be altered. It is recommended to secure the stairs by use of 16-d nails or ¼ x 3-inch lag screws at the pre-drilled spring brackets.</li> <li>• Attic access door is not foam sealed around the jamb on the interior side at the time of the inspection.</li> <li>• Missing purlin bracing within the attic space at the time of the inspection. Purlin bracing should be no less than 2x4 material placed no more than 4 feet apart to help support the weight of the rafters/roof covering. Check all.</li> <li>• Inspector observed higher than normal temperature differences/transfer at various locations of the interior walls and ceilings using thermal imaging camera. Some of these areas are common due to the roof/wall configuration. Insulation may be missing or not properly installed which allows unconditioned air to pass through the drywall and into the home. Installing insulation so that all areas have an equal R-value has proven to save energy.</li> </ul>
Page 12 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Seal around all gaps of electrical and/or plumbing penetrations through exterior walls to deter moisture and insect intrusion. Some areas include but not limited to: exterior light fixtures, electrical outlets, hose bibs, plumbing clean outs, vent terminations, gas lines, and <u>A/C</u> refrigerant lines. Check all.</li> <li>• Vinyl siding material is not properly secure in place at the garage door and at the right elevation window bay. Building material is exposed and deteriorated at the right elevation window bay at the time of the inspection. Recommend securing and sealing all gaps/voids in vinyl siding material. All exposed nail heads securing siding material to structure should be sealed as needed. Check all.</li> <li>• Settling cracks in brick veneer at various locations of the home at the time of the inspection. Recommend sealing all settling cracks in exterior walls and monitoring for further movement and/or cracking. Check all.</li> </ul>
Page 13 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Floor tile cracked within the hallway bathroom at the time of the inspection. Check all.</li> <li>• Moisture stains/damage is present at the master bedroom exterior door threshold/floor boards. Higher than normal moisture reading is present at the time of the inspection. Recommend evaluation and repairs made by a professional contractor.</li> </ul>
Page 14 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Deteriorated door jamb/trim material at the rear elevation of the home at the time of the inspection. Seal exterior door thresholds and at bottom of door jambs/trim to limit moisture/insect intrusion. Check all.</li> <li>• The exterior doors are equipped with double dead bolts at the time of the inspection. This limits the means of egress in case of emergency and can be a safety hazard. Check all.</li> <li>• Master bathroom door does not latch at the time of the inspection. Recommend adjusting doors so they are tight against strike plate when closed. Check all.</li> <li>• Door rubs on frame/jamb and is difficult to open and close at the front elevation coat closet at the time of the inspection. Check all.</li> </ul>

Page 16 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"><li>• Chimney crown mortar is cracked/chipped and/or has large voids present at the time of the inspection. The chimney crown tops off the masonry walls of the chimney with a small concrete roof that prevents water from seeping into the bricks and mortar. Chimney crown mortar should be properly repaired and/or replaced.</li><li>• Missing protective screen and/or glass enclosure at the fireplace box at the time of the inspection.</li><li>• Gas line entering fireplace is not sealed. Recommend sealing with a high temperature, non flammable material.</li><li>• Damper is not fitted with a blocking clamp (lock open device) which is required when gas logs with a gas control valve are present. The blocking clamp is intended to prevent dangerous gases from entering into the living areas if the damper is not opened.</li><li>• Cracks, voids and/or large gaps are present within the fireplace brick mortar at the time of the inspection. These areas should be properly sealed/filled to deter any possible chance of flame backdraft. Check all.</li><li>• The fireplace and chimney area has a significant build up of creosote present at the time of the inspection. Excessive creosote build up is considered a fire hazard and should be cleaned/removed as needed.</li><li>• Recommend a full evaluation and repairs made by qualified fireplace/chimney contractor. It is always recommended having a professional chimney sweep and/or licensed contractor conduct a full evaluation of the fireplace and chimney prior to each seasonal use.</li></ul>
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**ELECTRICAL SYSTEMS**

Page 19 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"><li>• A GTE-Sylvania Electrical Panel and a Federal Pacific Electric (FPE) Panel is present at the time of the inspection. These types of service panels and breakers are aged and believed to be past the safety lifespan. There are reports that the circuit breakers failed to trip in some overloaded conditions, creating a serious fire hazard. Because of the reports indicating that the circuit breakers may fail to trip, we recommend that the electrical panels be evaluated by a licensed electrician prior to closing on the home.</li><li>• Breakers within the main electrical panels are not properly labeled at the time of the inspection.</li><li>• Breaker knock-outs/caps are missing and are not sealed within the panel.</li><li>• Wires entering into electrical service panel are not protected from the sharp metal edge by an approved grommet. Check all.</li><li>• There are neutral wires in the electrical panel that are sharing spots/screws on the buss bar. This is known as "double tapped" and does not allow a circuit to be isolated if it needs to be worked on. Neutral wires may also become loose if double tapped which can lead to overheating.</li><li>• There are white wires within the panel that are being used as "hot" wires. These wires should be properly marked as ungrounded conductors with red or black paint or tape at all visible locations (anything other than white, gray, or green).</li><li>• Recommend a complete system evaluation and repairs made by a licensed Electrician prior to closing on the home.</li></ul>
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Page 20 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Exterior receptacles not protected by a direct overhang are missing weatherproof/bubble covers at the time of the inspection. Check all.</li> <li>• Junction boxes are missing and/or missing cover plates at various locations within the home, garage, and/or attic space at the time of the inspection. This can pose a fire hazard if these wires were to arc and be near combustible material such as paper, wood, or insulation. Check all.</li> <li>• Receptacle cover plates are missing at various locations of the home at the time of the inspection. Check all.</li> <li>• Missing smoke detectors at the secondary bedrooms. Smoke detectors are required in each sleeping areas, outside each sleeping area, and each additional story of the dwelling.</li> <li>• Receptacle at the kitchen backsplash indicates "open ground" at the time of the inspection. Check all.</li> <li>• Light fixture is not functioning and/or the light bulbs are expired/missing at various locations of the home. LOCATIONS include but are not limited to: detached garage, front elevation bedroom, master bedroom. Recommend changing bulbs and checking function of light fixture. Check all.</li> <li>• Light fixtures are missing the protective globes at various locations of the home at the time of the inspection. Check all.</li> </ul>
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## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 23 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• The A/C <u>condensing unit</u> is not level at the time of the inspection. This condition can affect compressor operation, lubrication and may place excessive stress on the freon lines and connections.</li> <li>• Recommend sealing the gaps where the refrigerant lines enter the evaporator coil cabinet and where the condensing drain lines exit the <u>evaporator coil</u> cabinet to deter loss of conditioned air within the attic space.</li> </ul>
Page 24 Item: C	Duct System, Chases, and Vents	<ul style="list-style-type: none"> <li>• Air filter is dirty at the time of inspection and may be straining the system. Recommend replacing air filters prior to moving in and as required/needed.</li> </ul>

## PLUMBING SYSTEM

Page 25 Item: A	Plumbing Supply, Distribution Systems and Fixtures	<ul style="list-style-type: none"> <li>• Exterior plumbing supply pipes are not insulated at various locations of the home/detached garage at the time of the inspection. Recommend insulating all exterior (including detached garage) plumbing pipes and hose bib pipes to protect from hard freeze. Check all.</li> <li>• Missing back flow preventer at exterior hose bibs at the time of the inspection. Today's standards require Anti-siphon devices (back flow preventer) installed on all exterior hose bibs. Check all.</li> </ul>
Page 27 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• Drain pan beneath the water heater with drain line terminated to the exterior is not present at the time of the inspection. When a leak at the water heater can damage the home, it is required to have drain pan with drain line installed.</li> </ul>
Page 28 Item: E	Other	<ul style="list-style-type: none"> <li>• Gas service line is not in use and not capped in the utility room at the time of the inspection I. All gas lines not in use should be capped and service valve placed in the off position. Check all.</li> <li>• Sediment trap is not present at the Furnace gas line at the time of the inspection.</li> <li>• Flex gas line connector is unprotected through the furnace cabinet/enclosure at the time of the inspection. Connectors shall not be concealed within, or extended through, walls, floors, partitions, ceilings or appliance housings. Gas line should be hard piped at this area.</li> </ul>

## APPLIANCES

Page 29 Item: A	Dishwashers	<ul style="list-style-type: none"> <li>• Dishwasher is not properly secure to the cabinet at the time of the inspection. Securing hardware is either loose and/or missing at the time of the inspection.</li> <li>• <u>Air gap</u> is not present at dishwasher drain line prior to termination at food waste disposal. Recommend adding a "high loop" to the dishwasher line.</li> </ul>
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Page 30 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"><li>• Air leakage present at microwave/vent duct within upper cabinet at the time of the inspection. Recommend adding proper sealant tape to the microwave and/or vent pipe through the cabinet and/or wall to repair seal.</li><li>• Filter has grease build up at the time of the inspection. Recommend cleaning or replacing prior to closing on the home and as required/needed.</li></ul>
Page 30 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"><li>• Oven is not properly secure in place at the time of the inspection.</li></ul>
Page 31 Item: G	Garage Door Operators	<ul style="list-style-type: none"><li>• Garage door opener did not reverse when pressure was applied during closing of door. This is safety hazard and should be adjusted to reverse if someone or something were to come in contact with garage door while closing.</li></ul>
Page 31 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"><li>• Lint debris is present within the dryer vent at the time of the inspection. Lint should be removed on a regular basis to ensure exhaust flow.</li></ul>
<b>OPTIONAL SYSTEMS</b>		
Page 33 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"><li>• Insulation is missing and/or damaged at the main irrigation lines at the time of the inspection. Recommend insulating exposed main pipes to protect from a hard freeze.</li><li>• Coverage of sprinkler heads next to structure, driveway, sidewalks, and fencing should be adjusted so they do not spray directly on these areas.</li></ul>