



UnRegistered Software Call 1-760-207-0670

P.O. Box 9015

City, St 77290

(121) 370-6803

Your Email Address



**1122 Property Address
San Diego, CA 92037**

smi041712

Thursday, July 12, 2012

**Prepared Exclusively For:
Danny Sample**

Educational & Informative Property Inspections



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PROPERTY INSPECTION REPORT

Prepared For: Danny Sample

(Name of Client)

Concerning: Danny Sample 1122 Property Address, San Diego, CA, 92037

(Address or Other Identification of Inspected Property)

By: John Doe LN#12345

(Name and License Number of Inspector)

7/12/2012

(Name, License Number and Signature of Sponsoring Inspector, if required)

(date)

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.state.tx.us.

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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. 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Addendum A: SUMMARY OF DEFICIENCIES

Inspection Agreement: Ho-030212-2

AWG = American Wire Gauge

NEC = National Electrical Code

IRC = International Residential Code

TREC = Texas Real Estate Commission

NFPA = National Fire Protection Association

CPSC = Consumer Product Safety Commission

TREC Document OP-I explaining hazards and deficiencies

DIRECTIONS: left – front – right – rear (as viewed from the street)

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☐ Buyer ☐ Buyer's Agent ☐ Seller /Owner ☐ Listing Agent ☐ Builder

Building Status: ☐ Vacant ☐ Occupied

Weather Conditions: ☐ Fair ☐ Cloudy ☐ Rain 90 & Above

Utilities On: ☐ Yes ☐ No ☐ No Water ☐ No Electricity ☐ No Gas

For directional purposes of this report the home faces:

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring

☐ Floors Covered

☐ Walls/Ceiling Covered or Freshly Painted

☐ Behind/Under Furniture and/or Stored Items

☐ Mold/ Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time.

☐ Attic Space is Limited - Viewed from Accessable Areas

☐ Plumbing Areas - Only Visible Plumbing Inspected

☐ Siding Over Older/Existing Siding

☐ Crawl Space is limited - Viewed From Accessible Areas

Any reference of water intrusion is recommended at a professional investigation be obtained.

Client:

Date:

Client:

Date:

Inspector:

Date:

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I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☐

A. Foundations

Type of Foundation: ?????

Comments:

· 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.

Foundation Performance Opinion and Observations

☐ ☐ ☐ ☐

B. Grading and Drainage - Comments:

Comments:

☐ ☐ ☐ ☐

C. Roof Covering Materials

Type(s) of Roof Covering: Comments:

Viewed From:

Comments:

· 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.

· The inspection of this roof may show it to be functioning as intended or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

☐ ☐ ☐ ☐

D. Roof Structure and Attic

Viewed From: Comments:

Approximate Average Depth of Insulation: 6 inch

Approximate Average Thickness of Vertical Insulation: 5 inch

Comments:

Attic Access Attic access is via Pull-Down Stairs located at: 2nd floor

Attic Ventilation

Attic ventilation is via soffit vents at eaves through attic space to static, ridge, rotating or powered vents near the ridge beam of roof.

☐ ☐ ☐ ☐

E. Walls (Interior and Exterior) - Comments:

Description of Structure's Exterior Cladding:

Exterior Cladding: Brick Veneer, Composit Veneer

Wall Structure: Wood stud framing

Trim Material: Wood and Stucco

Exterior - As part of normal home maintenance caulking / sealing should be performed around window frames, doors, eave trim (known as fascia and frieze boards) at home's exterior and interior as appropriate. This will help in overall energy efficiency and will help minimize or eliminate any water intrusion. It is recommended to remove current caulk / sealing compound

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I. STRUCTURAL SYSTEMS

before fresh product is applied.

Interior - Damaged caulking and areas with caulking voids need to be improved around all door and window installations. This maintenance should also include locations where countertops butt against walls, bathtubs butt against walls, shower tile wall locations where it meets shower pans, etc. Tile walls in baths and showers need to be properly grouted, caulked and sealed to minimize water intrusion from product surface to wallboard behind tile.

Exterior:

Interior:

☐ ☐ ☐ ☐

F. Ceiling and Floors - Comments:

Comments:

Ceiling Covering: ☐ Sheet rock ☐ Wood ☐ Other

Floor Covering: ☐ Laminate ☐ Vinyl ☐ Hardwood
☐ Carpet ☐ Tile / Stone ☐ Other

☐ ☐ ☐ ☐

Floors:

☐ ☐ ☐ ☐

G. Doors (Interior and Exterior) - Comments:

Comments:

Interior:

Exterior:

☐ ☐ ☐ ☐

H. Windows - Comments:

Comments:

H. Windows

☐ ☐ ☐ ☐

I. Stairways (Interior and Exterior) - Comments:

☐ ☐ ☐ ☐

J. Fireplace / Chimney - Comments:

F/P Type:

F/P Shutoff Valve:

Comments:

☐ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports- Comments:

Comments:

☐ ☐ ☐ ☐

L. Other - Comments

K. Other

Comments:

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II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☐ A. Service Entrance and Panels - Comments:

DESCRIPTION:

Electrical Service Size: 120/240 Volt Main Service

Service Entrance Wires: Copper, Underground

Main Distribution Panel: Breakers

Brand of Panel:

Panel Location:

Main Barker Rating:

Service Ground:

Ground Connections:

Service Entrance Panel

☐ ☐ ☐ ☐ B. Branch Circuits, Connection Devices, and Fixtures

Type of Wiring:

Comments:

Comments:

Fixtures (Luminaries)

The home is equipped with compact fluorescent light bulbs (CFL's) in certain light fixtures. While the use of energy saving CFL's is certainly recommended there are some limitations to their use. Due to the wide range of manufacturers and types of CFL's then determining the proper wattage, bulb design, heat transmission, etc of any CFL's in use is beyond the scope of this inspection. More information on the proper use of CFL's can be found at http://www.gelighting.com/na/home_lighting/ask_us/faq_compact.htm or other manufacturer websites.

Smoke Detectors

Recommend that batteries in all smoke detectors be changed upon taking possession of the home and set a schedule to change them at least every twelve months per CPSC (Consumer Product Safety Council) and NFPA (National Fire Protection Association) guidelines.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☐ A. Heating Equipment: A. Heating Equipment:

Type of System: *Type and Energy Source:*

Energy Source:

Comments: *Comments:*

DESCRIPTION: Unit 1 Unit 2 Unit 3

Location:

Manufacturer:

Serial Number:

BTU's:

- Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.
- The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February-2007. That study noted that Gas Furnace units (on average) last 18 years. Take that into consideration noting the the Date of Birth dates noted above for the units at this property.
- The basic operation of the furnace systems is sound/stable, but there are Deficient items noted below as well a Deficiency noted with respect to the natural gas supply line. See that specific comment, below in this report, at: Optional Systems - Gas Supply Systems.

Vent Flue Pipe:

☐ ☐ ☐ ☐ B. Cooling Equipment:

Type of System:

Comments: *Comments:*

DESCRIPTION: Unit 1 Unit 2 Unit 3

Location:

Manufacturer:

Serial Number:

BTU's:

Temperture Differential (delta-T) during today's inspection:

Unit 1 Unit 2 Unit 3

- Temperature Differential (Delta T) Readings:
- Delta-T readings are one of many elements utilized to evaluate the acceptable performance of a cooling system. The general/suggested acceptable range is considered to be approximately between 15-23° F total difference between the return air and supply air. The preferred location for this reading is taken across the Evaporative (EVAP) coil of the HVAC system. There are times that this is not possible for this inspector and readings via a laser-thermometer at various supply and return air vents are taken.
- Unusual conditions, such as excessive humidity, low outdoor temperatures and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.
- Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.
- This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration consistent with accepted industry practices for its age. There may be items noted in this report as "Deficient" even though an adequate Delta T was observed at the time of inspection.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

· The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February-2007. That study noted that Air Conditioning units (on average) last 10-15 years. Take that into consideration noting the the Date of Birth dates noted above for the units at this property.

Condensate Drains Line:

Condensate Drain Pan:

Electrical Service:

☐ ☐ ☐ ☐ **C. Ducts System, Chases and Vents - Comments:**

Type of Ducting:

Return air filter size(s):

Return air filter(s) located:

· All return air filters should be replaced before moving in and at either regular monthly intervals or as needed thereafter. Any register / diffuser which has signs of residue around it may indicate a system that may not have been well-maintained in the past.

Air Filters:

Ductwork - Attic:

Supply & Return Air Grills:

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IV. PLUMBING SYSTEMS
☐ ☐ ☐ ☐ **A. Water Supply Systems and Fixtures**

Location of Water Meter: A. Water Supply Systems and Fixtures

Location of main water supply valve: Comments:

Static water pressure reading:

Comments:

Water Source:

Visible Supply Line Material:

- The IRC - International Residential Code requires that static water pressure delivered to a residential property be no lower than 40 PSI and no higher than 80 PSI. The reading observed can vary a great deal due to many variables. Including, but not limited to: time of day, sprinkler systems operating, people taking showers/baths, clothes & dishes being washed. The use of water by the entire neighborhood being served by the water utility can vary the pressure as well.
- Only visible plumbing components which are interior to or attached to the exterior walls of the home were inspected. Plumbing and all associated plumbing components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or other inaccessible or hidden from view, could not be observed by this inspector and are excluded from this inspection. All plumbing repairs noted in the "Plumbing System" section should be performed by a Qualified, Licensed Plumbing Professional.
- Water flow was observed at both hot & cold faucets at laundry connections.
- Water flow was observed at the installed refrigerator/freezer by activating the ice/water flow buttons.

Kitchen Sink

Bathroom Sink

Bathroom Shower

Bathroom Tub

Bathroom Toilet

☐ ☐ ☐ ☐ **B. Drains, Wastes, Vents - Comments:**

Visible Drain Line Material: Cast Iron.....

Visible Vent Pipe Material: Galvanize.....

- While some water was run down the drains, this cannot simulate the waste flow characteristic of full occupancy of the home. There may be partial blockage of the sanitary drain lines buried in the yard or under the home's slab foundation ... from broken / crushed pipes. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur you should bring this to your builder's or Qualified, Licensed Plumber's attention immediately. Portions of the plumbing system concealed below the structure and beneath the yards are not inspected. 24-hour testing of the shower pan and hydrostatic pressure testing of the sewer lines is also not included in this inspection.
- Home is vacant. While some water was run down the drains this cannot simulate the waste flows characteristic of full occupancy. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection.

☐ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Source: Comments:

Capacity:

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IV. PLUMBING SYSTEMS

Comment:

DESCRIPTION: Manufacturer Serial Number Age Size Location

- In normal operation of the water heater and TPRV (Temperature & Pressure Relief Valve), no water should be discharged from the valve. A TPRV that discharges is an indication of an abnormal condition in the system and by discharging, the T&P valve is meeting its designed safety purpose. The causes of discharge can be thermal expansion, excess system pressure low temperature relief, too high a setting on the water heater, or something in the water heater causing excess temperatures in the heater. TPRV's should be tripped / tested annually by the homeowner and inspected every 3 years per manufacturer's instructions by a licensed plumber and replaced if necessary.
- Warning: The discharge from a TPRV can be very hot. It is very important that all T&P valves be installed properly with a discharge line piped downward to an adequate drain to avoid property damage and to minimize possible human contact. Please read and follow the instructions on the warning tag attached to your TPRV. Annual testing of the TPRV on a "tank-style" water heater is a required and necessary step for safety in your home.
- The basic operation of this water heater is sound/stable, but there is a Deficiency noted with respect to the natural gas supply line. See that specific comment, below in this report, at Optional Systems - Gas Supply Systems.
- TPRV (Temperature & Relief Valve) was not operated at time of inspection due to age of the Water Heater and the high probability that the valve would not properly reseal. It is typical that such valves have never been operated since the day the water heater was installed per the manufacturer's requirements. As noted above (per the manufacturer's requirements) the homeowner is supposed to test the valve annually and have it reviewed by a local plumber for possible replacement once every three years.
- National Association of Home Builders and Bank of America Home Equity division produced a "general life span" of home appliances document (February 2007) and indicated that the expected life span of gas-fired water heaters is ~ 10-years

☐ ☐ ☐ ☐ D. Hydro-Therapy Equipment

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V. APPLIANCES

- ☐ ☐ ☐ ☐ **A. Dishwasher - Comments:**
Manufacture: Comments: *Serial Number:*
A. Dishwasher
- ☐ ☐ ☐ ☐ **B. Food Waste Disposer - Comments:**
Manufacturer: Comments: *Serial Number:*
B. Food Waste Disposer
- ☐ ☐ ☐ ☐ **C. Range Exhaust Vent - Comments:**
Manufacturer: Comments: *Serial Number:*
C. Range Hood
- ☐ ☐ ☐ ☐ **D. Ranges, Ovens, Cooktops, and Ovens - Comments:**
Cooktop:
Manufacture: Comments: *Serial Number:*
Oven(s):
Manufacturer: *Serial Number:*
Oven(s) and/or Range:
D. Ranges/Ovens/Cooktops
Oven(s)/Range Temperature Test Results
· Oven temperature test performed with dial set at 350°F per TREC Standards of Practice.
Allowable variance in temperature is: $\pm 25^{\circ}$.
Upper or Main Unit:
Test result was °F, Variance noted: °F (max $\pm 25^{\circ}$ F)
Lower Unit:
Test result was °F, Variance noted: °F (max $\pm 25^{\circ}$ F)
Cooktop & Oven:
- ☐ ☐ ☐ ☐ **E. Microwave Oven - Comments**
Manufacturer: Comments: *Serial Number:*
- ☐ ☐ ☐ ☐ **F. Trash Compactor - Comments**
F. Trash Compactor
Comments:
- ☐ ☐ ☐ ☐ **G. Mechanical Exhaust Vents and Bathroom Heaters - Comments**
G. Bathroom Exhaust Fans and/or Heaters
Comments:
- ☐ ☐ ☐ ☐ **H. Garage Door Operator(s) - Comments:**
DESCRIPTION:
Manufacturer:
Comments:
- ☐ ☐ ☐ ☐ **I. Door Bell and Chimes - Comments**
Comments:
- ☐ ☐ ☐ ☐ **J. Dryer Vents - Comments:**
Comments:
- ☐ ☐ ☐ ☐ **K. Other Built-in Appliances - Comments:**
Manufacturer: Comments: *Serial Number:*

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VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☐ **A. Lawn and Garden Sprinkler Systems - Comments:**

- When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

A. Lawn Sprinklers

Manufacturer: Comments:

Total Number of Zones wired:

- An evaluation of coverage of all heads in all zones should be done to maximize landscape coverage and minimize overspray on walls, fences, sidewalks, driveways & streets.

Recommend freeze and rain sensor be installed.

☐ ☐ ☐ ☐ **B. Swimming Pools and Equipment - Comments:**

Type of Construction: B. Swimming Pools and Equipment

Comments:

Blower is inoperable.

☐ ☐ ☐ ☐ **C. Outbuildings - Comments:**

C. Outbuildings

Comments:

☐ ☐ ☐ ☐ **D. Outdoor Cooking Equipment**

Energy Source:

Comments:

Comments:

☐ ☐ ☐ ☐ **E. Gas Supply Systems - Comments:**

E. Gas Lines

Comments:

- Only "visible" gas lines were inspected / observed as they relate to over, cooktop, range, furnace, water heater, fireplace and other appliances as applicable.
- Gas distribution throughout home is via "Black Iron Pipe".

Carbon Monoxide Alarm

D. Outdoor Cooking Equipment

It is recommended that the older spring type brass gas valve(s) should be upgraded to a more reliable modern ball type gas valve. This is noted as a safety concern.

☐ ☐ ☐ ☐ **F. Private Water Wells**

Type of Pump:

Type of Pump:

Type of Storage

Comments:

☐ ☐ ☐ ☐ **G. Private Sewage Disposal (Septic) Systems**

Type of System: G. Septic Systems

Location of Drain Field: Comments:

Comments:

☐ ☐ ☐ ☐ **H. Whole House Vacuum Systems** Location: H. Whole House Vacuum Systems

Comments:

Manufacture: Comments:

| | | | | |
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VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☐ **I. Other Built-In Appliance - Comments:**

Speakers are note working in the 2nd Floor West Bedroom (knobs missing, cannot adjust volume) and in the Game Room.

☐ ☐ ☐ ☐ **H. Security Systems**
Comments:

☐ ☐ ☐ ☐ **I. Fire Protection Equipment**
Comments:

Addendum 1

Foundation Inspections

The foundation inspection is based on physical observation. The report includes a visual structural evaluation of the subject property. The inspection includes an investigation of a physical non-destructive observation of the existing foundation condition and its functionality.

The intention of this report is to inform you of the foundations overall general condition. The inspection report should not be viewed as, or assumed to be a warranty of performance or as a guarantee of future operation. The inspection report contains the good faith opinions of the inspector concerning the observable need, if any. The inspection performed is limited to those reasonably accessible items, or parts of items, which can be seen or operated by the inspector at the time of inspection. Moving furniture or any other items, any dismantling of any item or equipment, normal settlement cracks and separations of any sort and inaccessible areas are excluded from this inspection. The scope of this evaluation is limited to structural components, which are readily visible and accessible. This report does not include areas that are not readily accessible or visible at the time of this inspection, damages that may exist, such as in between walls, under floor coverings, hidden by furniture, storage items or not visible due to being in a neighbors yard and inaccessible and etc. This report does not predict potential performance after the inspection or damage detected after inaccessible areas are made accessible.

Houston, as many parts of Texas, has experienced significant differential movement or settlement with slabs on grade type foundations. It is common to have minor movement that results in noticeable cracks on interior and exterior walls that does not necessarily indicate evidence of major foundation deformities or excessive settlement distress conditions. There may be evidence of moderate foundation settlement and associated structural movement such as visible cracks, drywall cracks, sticking or dragging doors or windows, and etc. present, this in itself is not indicative of foundation repairs. All foundations have some degree of deflections and/or variances of the elevation visible corner cracks, which are acceptable and considered normal.

Foundation evaluations are only opinions and will vary from Inspector to Inspector and Engineer to Engineer and visa versa. As of the writing of this addendum, the author is not aware of any building or engineering standards for foundation evaluations.

Your inspection includes an evaluation survey using an electronic elevation measurement instrument (Compulevel). The corner readings are listed on the report for your reference. These readings make a good reference point for further evaluations of the foundation.

When the Inspector suspects that additional foundation evaluations are necessary or repairs are recommended, the report will reflect that the foundation is in need of repairs. We trust that these additional comments will provide you with a better understanding of foundation and foundation evaluations.

All of us at TexaSpec wish you success and happiness with your purchase. If we can be of further assistance please feel free to contact our offices at 281-370-6803 or visit our web site at www.TexaSpec.com.

Addendum 2

Notice

Please read the following notices in their entirety, as they will provide you with additional information concerning your inspection report and are a part of your inspection report.

Foundations: The inspection of the foundation may show it to be functioning as intended 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, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The Inspector is not a Structural Engineer. The Client should have a Structural Engineer give an evaluation if any concerns exist about the possibility of future movement of the foundation.

Soils: Highly plasticity clay soils, as are typically found in this region, exhibit a great deal of expansion and contraction with varying moisture contents. With this type of expansion and contraction of the soils, slabs on grade homes and pier and beam homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, interior drywalls and floor tiles.

Roofs: The inspection of this roof may show it to be functioning as intended or in need of repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof. Life expectancy of the roof material is not covered by this property inspection report. The Inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks. Roofs are not typically walked upon due to the steepness, heights and there being only a single inspector present. Should the ladder fall or decking have decayed or damaged areas the inspector could step or fall through and be severely injured. If concerns exist about the roof covering, its life expectancy or potential for future problems, a roofing specialist should be consulted prior to your closing on the property.

Windows: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. Only readily accessible and random windows are checked. Some seal damages may not be reported as a deficiency. If seal damages were noted, we recommend a qualified specialist check "ALL" windows for lost or damaged seals, prior to closing.

Doors: Doors may stick or drag at times when not observed as such during your inspections. The temperature and humidity levels can and will cause this type of events to occur and should be considered normal. Small moisture intrusions and rust can develop quickly on exterior door units and may not be called as a deficiency on the inspection reports. These are regular maintenance issues which should be maintained on a regular basis to prevent additional damages from developing.

Addendum 2 Continued

Notice

Exterior Gladding: Not all decay or damaged sections of exterior wall gladding will be reported. Only a sampling is reported or photographed because it is normal to find additional areas needing repairs when work is started. When aluminum or vinyl type siding is installed, the Inspector can't see behind this material and it can't be determined during our non-invasive inspections as to what damages, if any, may have been covered over and are hidden from the Inspectors view.

Fireplace and Chimney: Fire blockage, chases, chimney caps and chimney claddings are not readily visible or accessible and therefore are not reported on. Draft, proper combustion, smoke, leakages, cleanliness, fire worthiness, etc., are not part of this inspection and excluded from this report. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and chimney.

AC's: The indoor air conditioner evaporator coils were not physically observed. The coils are located with the cabinet interior and/or plenum that would require specialized tools to disassemble and reassemble. If the Inspector were to remove the duct materials and/or cut into the plenum under these conditions, the HVAC warranty could be voided. AC systems are not operated when the outdoor temperature is less than 60°F degrees. Temperature differential is a fundamental standard test for the proper function of the cooling system. The normal range it considered to be between 15°F – 20°F degrees of total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoors temperature or restricted air flow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of equipment malfunctions. If any concerns exist about the physical condition of the indoor coils, a qualified and licensed HVAC contractor should be consulted prior to closing to fully evaluate the HVAC systems and equipment.

Furnaces: Per the T.R.E.C. standards of practice, Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of this limited visual inspection. Electrical heat strips are excluded from this report. Heaters are not operated when the outside temperature is 90°F degrees of greater. If any concerns exist about the physical condition of the furnace(s), a qualified and licensed HVAC contractor should be consulted prior to closing to fully evaluate the HVAC systems and equipment.

Water Heaters: The temperature and pressure relief (TPRV) valve on the water heater(s) was not activated due to the possibility that it may not reseal and may continue to leak. We recommend that you test this device periodically or replace it according to the manufacturer's specifications.

Pools/ Spas: Equipment is operated in the manual settings only and only above finish grade (above ground) visible and accessible deficiencies in the pool's pump(s), heater (excluding heat exchangers), filter, electrical, blower and visible plumbing connections are inspected. The Inspector will report on visible deficiencies in the pools surrounding decking, coping and tile. The Inspector will make no evaluation on pool/spa structural bodies and underground piping, plumbing or electrical systems.

When Things Go Wrong...

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your inspection. Please review the following information that may be helpful in understanding concerns that you may have.

In the State of Texas, Real Estate Inspectors are licensed and governed by the Texas Real Estate Commission. The State has a Standard of Practice and a promulgated inspection report form, which all Inspectors are required by law to follow. A copy of this may be obtained from the State's web site at www.trec.state.tx.us.

Intermittent Or Concealed Problems...

Some problems can only be discovered by living in the house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved, finishes are removed or walls are opened up.

No Clues...

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the existing performance of the house on the day of the inspection only. If there were no clues of a past problem and the sellers did not disclose information concerning issues that they were aware of, it is unfair to assume the Inspector should have seen the problems or foresee a future problem.

Some Minor Things Can Usually Be Missed

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's purchase decisions.

Contractors' Advice

The main source of dissatisfaction with Home Inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when the plumber says, "The Inspector should have told you where the leak was coming from". Tradesman, Contractors, Builders and various Service Personnel are unaware of what a State Licensed Real Estate Inspector is required, by the State of Texas Laws and Regulations, to inspect during a real estate transaction and how Inspectors are required to inspect items. Therefore, differences of opinion between the various contractors involved can cause confusion.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback.

Most Recent Advice Is Best

There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

Why Didn't We See It

Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, etcetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. We're Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, roofing expertise, electrical expertise and etcetera.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

Not Insurance

A home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy, a warranty or a guarantee. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Summary Statement

Inspections are never intended to cause issues between sellers and buyers. The Inspector's position is never intended to "blow a deal" or to pick a property apart. However, the potential Clients or Homeowners do hire us to inform them of the existing conditions of the property. Unfortunately, Inspector's are caught in the middle between the Sellers or their Realtor, the Buyers or their Realtor and any repair contractor that presents a difference of opinion. The inspection report may list items as in need of repair. However, it should be understood by all parties reading the inspection report, that the inspection does not require the Sellers or Owners to make any of the suggested repairs and is not intended to force anyone to correct the items listed as in need of repair. The purpose of this inspection and report is to inform the Clients of the property's condition on the day of the inspections and is based on the Inspectors' opinion.

Report Comments

Add Comments

I. STRUCTURAL

A. FOUNDATION:

B. GRADING and DRAINAGE:

C. ROOF COVERING MATERIALS:

D. ROOF STRUCTURE and ATTIC:

E. WALLS (EXTERIOR):

E. WALLS (INTERIOR):

F. CEILING:

F. FLOORS:

G. DOORS (INTERIOR):

G. DOORS (EXTERIOR):

H. WINDOWS:

I. STAIRS:

J. FIREPLACE:

K. PORCH, PATIO, and DECK:

L. OTHER SYSTEMS:

II. ELECTRICAL

A. SERVICE:

B. BRANCH CIRCUITS, CONNECTION DEVICE, and FIXTURES:

III. HEATING and COOLING

B. EQUIPMENT / HEATING DESCRIPTION:

VENTS / FLUE:

B. COOLING EQUIPMENT / DRAIN LINES:

COOLING EQUIPMENT / DRAIN PAN:

HEATING / COOLING ELECTRICAL:

C. DUCTS SYSTEMS, CHASES and VENTS

C. DUCTS SYSTEMS, CHASE, VENTS, and FILTERS

C. DUCTS SYSTEMS, CHASE, VENTS, and AIR RETURN

IV. PLUMBING

Report Comments

| |
|---------------------|
| Add Comments |
|---------------------|

A. DESCRIPTION and SUPPLY LINE

WATER SUPPLY SYSTEMS and FIXTURES / MAIN LINE:

A. WATER FIXTURES, KITCHEN SINK:

A. WATER FIXTURES, BATHROOM SINK:

A. WATER FIXTURES, BATHROOM SHOWER

A. WATER FIXTURES, BATHTUB:

G. BATHROOM EXHAUST VENTS and HEATERS:

A. WATER FIXTURES, BATHROOM TOILETS:

B. DRAINS, WASTE, VENTS

C. WATER HEATING EQUIPMENT:

D. HYDROTHERAPY EQUIPMENT:

V. APPLIANCE

A. DISHWASHER:

B. FOOD WASTE / DISPOSER:

C. RANGE EXHAUST VENT / HOOD:

D. RANGE, OVENS, and COOK-TOP:

E. MICROWAVE

F. TRASH COMPACTOR:

G. BATHROOM EXHAUST VENTS and HEATERS:

H. GARAGE DOOR OPENER:

I. DOOR BELL and CHIMES:

J. DRYER VENT:

K. OTHER BUILT-IN APPLIANCES:

VI. OPTIONAL

A. SPRINKLER SYSTEM

Recommend freeze and rain sensor be installed.

B. SWIMMING POOL EQUIPMENT, and HEATER:

B. SWIMMING POOL FILTER:

B. SWIMMING POOL PUMP:

B. SWIMMING POOL BLOWER

Report Comments

| |
|---------------------|
| Add Comments |
|---------------------|

Blower is inoperable.

B. SWIMMING POOL ELECTRICAL:

B. SWIMMING POOL and EQUIPMENT GENERAL:

C. OUTBUILDINGS:

D. OUTDOOR COOKING EQUIPMENT

F. PRIVATE WATER WELLS:

F. PRIVATE WATER WELLS:

F. PRIVATE WATER WELLS:

G. PRIVATE SEWAGE DISPOSAL (Septic) SYSTEMS

H. WHOLE HOUSE VACUUM SYSTEMS:

I. OTHER SYSTEMS:

J. SECURITY SYSTEMS:

K. FIRE EQUIPMENT:

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

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

A. Foundations

Type of Foundation: Slab on Grade w/Post - Tension cable reinforcement

Comments:

· 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.

Foundation Performance Opinion and Observations

DEFICIENT

D - There are trees located too close to the foundation. Root system intrusions may cause damage to the foundation. In my opinion specialists should be consulted to minimize damage to the foundation and to the trees. oundation. In my opinion specialists should be consulted to minimize damage to the foundation and to the trees.

☒ ☐ ☐ ☒

B. Grading and Drainage - *Comments:*

The grading and drainage aspects of the property appear

DEFICIENT

C - The wood deck in the rear was above the first row of bricks. This limits the quality of the foundation or wood destroying insect inspections and could provide a path for wood destroying insects to access the structure in my opinion.

D - A swale or drainage system is needed to drain surface water that ponds at the foundation. Moisture at the foundation can cause foundation movement in clay soils.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Material Is Comp Shingle

Viewed From: Viewed From Ladder

Comments:

· 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.

· The inspection of this roof may show it to be functioning as intended or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

DEFICIENT

D - There are several fishmouthed shingles probably caused by raised fasteners. This condition could allow moisture to get beneath the shingle and into the roof structure in my opinion.

D - The shingle fasteners do not appear to be sufficiently long enough to provide good attachment to the roof

| | | | |
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| I | NI | NP | D |
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I. STRUCTURAL SYSTEMS

decking. This will allow shingles to be raised, especially in high winds, and produce potential paths for moisture intrusion into the roof structure in my opinion.

☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Viewed From: Walk The Attic

Approximate Average Depth of Insulation: 5 inch

Approximate Average Thickness of Vertical Insulation: 6 inch

Comments:

Attic Access Attic access is via Pull-Down Stairs located at: 2nd floor

Attic Ventilation

Attic ventilation is via soffit vents at eaves through attic space to static, ridge, rotating or powered vents near the ridge beam of roof.

DEFICIENT

D - The ridgeboard is required to be not less in depth than the cut end of the rafter. IRC [R802.3]

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior) - Comments:**
Description of Structure's Exterior Cladding:

Exterior Brick Veneer, Composit Veneer

Wall Structure: Wood stud framing

Trim Material: Hardie board

Exterior - As part of normal home maintenance caulking / sealing should be performed around window frames, doors, eave trim (known as fascia and frieze boards) at home's exterior and interior as appropriate. This will help in overall energy efficiency and will help minimize or eliminate any water intrusion. It is recommended to remove current caulk / sealing compound before fresh product is applied.

Interior - Damaged caulking and areas with caulking voids need to be improved around all door and window installations. This maintenance should also include locations where countertops butt against walls, bathtubs butt against walls, shower tile wall locations where it meets shower pans, etc. Tile walls in baths and showers need to be properly grouted, caulked and sealed to minimize water intrusion from product surface to wallboard behind tile.

Exterior:**DEFICIENT**

D - Some slight brick and mortar separation was noted on the side. Continued movement of the foundation will cause the problem to worsen.

D - There is what appears to be water stains evident on the wall in the . The cause and remedy need to be determined and repaired as necessary in my opinion.

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Interior:**DEFICIENT**

D - Some slight brick and mortar separation was noted on the side. Continued movement of the foundation will cause the problem to worsen.

D - There is what appears to be water stains evident on the wall in the . The cause and remedy need to be determined and repaired as necessary in my opinion.

zzzzzzzzzzzzzzzzzzzzzzzzzzzz

☐ ☐ ☐ ☐ **F. Ceiling and Floors - Comments:**
Description of Structure's Ceiling & Floor Coverings:

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

I. STRUCTURAL SYSTEMS

Ceiling Covering: ☒ Sheet rock ☐ Wood ☐ Other

Floor Covering: ☐ Laminate ☒ Vinyl ☒ Hardwood
☒ Carpet ☐ Tile / Stone ☐ Other

Interior Walls Disclaimer

DEFICIENT

D - There is some slight water damage evident on the floor in the
 Bedroom #1

☒ ☐ ☐ ☒

Floors:

Floors Disclaimer

Floors: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

☒ ☐ ☐ ☒

G. Doors (Interior and Exterior) - Comments:

· All locks on home should be changed 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.

Interior:

DEFICIENT

D - Door(s) bind when shut in the
 Dining room

Exterior:

· All locks on home should be changed 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.

D - The door from the dwelling to the garage was not fire rated. It should be a minimum of 1 3/8" thick solid core and self closing.

☒ ☐ ☐ ☒

H. Windows - Comments:

Comments:

Insulated glass window panels are manufactured with a rubber-like seal between two panes of glass. When this seal fails, moisture enters between the panes and can be seen as fogging. This has little effect on the insulating ability of the insulated glass panel and it has no effect on the "weather-keeping-out" ability of the window. It merely affects the clarity of the window. Since one of the primary functions of a window is to be clear, I consider fogged windows to be deficient and (if observed) will be noted below under the "Deficient" heading

D - The windows are stuck and do not open which prevents safe egress in the event of an emergency such as a fire in my opinion.

D - The windows in the should utilize safety glass. All windows within two feet of a door are required to be safety glass.

☒ ☐ ☐ ☒

I. Stairways (Interior and Exterior) - Comments:

DEFICIENT

D - A guardrail is required on decks that are 30" high and greater.

D - The stairway handrail is not grippable. It should be 1 1/2" – 2" circular cross section according to the IRC.

D - The space between balusters for the stair railing should not be greater than 4 3/8" as required by the IRC [312.2X.2].

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

I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☒ **J. Fireplace / Chimney** - Comments:

F/P Type: Brick / Stone

F/P Shutoff Valve: Right of fire box

The National Fire Protection Association (NFPA) recommends that a Qualified, Licensed, Chimney Sweep perform a "Level II" inspection of the firebox and chimney system. This is recommended for all resale homes and should be performed before closing to ensure a safe, efficient and proper fireplace operation. Refer to the NFPA 211 Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances for more information.

DEFICIENT

D - The fireplace damper is missing or damaged. This can result in improper draft and/or smoke entering the dwelling. It can also affect the heating/cooling of the dwelling in my opinion.

☐ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports-** *Comments:*

DEFICIENT

D - The carport supports are damaged.

D - There is damage to the decking floor surfaces. This can produce a tripping hazard or unsafe walking surface in my opinion.

☐ ☐ ☐ ☒ **L. Other** - *Comments*

Add comment

Comments:

DEFICIENT

NONE

| I | NI | NP | D |
|---|----|----|---|
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels - Comments:**

DESCRIPTION:

Electrical Service Size: 120/240 Volt Main Service

Service Entrance Wires: Copper, Underground

Main Distribution Panel: Breakers

Brand of Panel: Square D

Panel Location: Garage Exterior

Main Barker Rating: 200amps

Service Ground: Copper

Ground Connections: Ground rod

DEFICIENT

D - The white wires used as hot wires should have black tape or coloring on them on both ends to indicate to service personnel that they are hot wires and not neutrals.

☒ ☐ ☐ ☒ **B. Branch Circuits, Connection Devices, and Fixtures**

Type of Wiring: Copper

Comments:

Smoke Detectors

Recommend that batteries in all smoke detectors be changed upon taking possession of the home and set a schedule to change them at least every twelve months per CPSC (Consumer Product Safety Council) and NFPA (National Fire Protection Association) guidelines.

DEFICIENT

Recommend that batteries in all smoke detectors be changed upon taking possession of the home and set a schedule to change them at least every twelve months per CPSC (Consumer Product Safety Council) and NFPA (National Fire Protection Association) guidelines.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment: A. Heating Equipment:

Type of System: Type and Energy Source:

Energy Source: Natural gas

Comments: Comments:

DESCRIPTION: Unit 1 Unit 2 Unit 3

Location: 1st Floor

Manufacturer: BDP (Carrier/Bryant)

DOB=

Serial Number: SN#

BTU's: 15,000 BTU's

- Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.
- The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February-2007. That study noted that Gas Furnace units (on average) last 18 years. Take that into consideration noting the the Date of Birth dates noted above for the units at this property.
- The basic operation of the furnace systems is sound/stable, but there are Deficient items noted below as well a Deficiency noted with respect to the natural gas supply line. See that specific comment, below in this report, at: Optional Systems - Gas Supply Systems.

Gas Furnace: Clean blue flame observed at this unit

D - The unit would not operate when turned on at the thermostat. Recommend a licensed HVAC specialist find the cause and remedy and repair as necessary.

Vent Flue Pipe: defect

D - Recommend caulking around the rain collars to prevent possible rain penetration.
U/L VENT PIPE TERMINATION:

☒ ☐ ☐ ☒ B. Cooling Equipment:

Type of System: Natural gas

Comments: Unit 1 Unit 2 Unit 3

DESCRIPTION:

Location: At furnace unit in attic

Manufacturer: GE

Serial Number: SN#

BTU's:

Temperture Differential (delta-T) during today's inspection:

Unit 1 Unit 2 Unit 3

Delta-T (

- Temperature Differential (Delta T) Readings:
- Delta-T readings are one of many elements utilized to evaluate the acceptable performance of a cooling system. The general/suggested acceptable range is considered to be approximately between 15-23° F total difference between the return air and supply air. The preferred location for this reading is taken across the Evaporative (EVAP) coil of the HVAC system. There are

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

times that this is not possible for this inspector and readings via a laser-thermometer at various supply and return air vents are taken.

- Unusual conditions, such as excessive humidity, low outdoor temperatures and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.
- Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.
- This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration consistent with accepted industry practices for its age. There may be items noted in this report as "Deficient" even though an adequate Delta T was observed at the time of inspection.
- The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February-2007. That study noted that Air Conditioning units (on average) last 10-15 years. Take that into consideration noting the the Date of Birth dates noted above for the units at this property.

Condensate Drains Line:

DEFICIENT

D - The differential temperature (Delta T) indicates a possible problem with the Cooling System. The Delta T should be between 16 and 21 degrees. A licensed HVAC technician needs to find the cause and remedy and repair as necessary.

Condensate Drain Pan:

DEFICIENT

D - While the temperature differentials are within guidelines the supply temperatures were high. Based on previous inspections the supply temperature is usually in the mid to low 50's. The unit had run for and the thermostat was registering 80 degrees and was set on 72 degrees. A licensed technician needs to find the cause and remedy and repair as necessary.

Electrical Service:

C - The rule of thumb for high efficiency air conditioner sizing is 600 to 700 square feet of floor space for each Ton of air conditioning. With square feet of air conditioned space, the required tonnage would be between Tons and Tons. The amount provided was . The consequences of oversizing are short-cycling, inadequate dehumidification, and large temperature variations. The short cycling will cause wear on the compressor. It is recommended that an independent HVAC specialist do a Manual J analysis to verify the unit sizing.

☐ ☐ ☐ ☐ C. Ducts System, Chases and Vents - Comments:

Type of Ducting: Metal Ducting & Flex Ducting

Return air filter size(s): 20x25 x1

Return air filter(s) located: At furnace unit in hall.

- All return air filters should be replaced before moving in and at either regular monthly intervals or as needed thereafter. Any register / diffuser which has signs of residue around it may indicate a system that may not have been well-maintained in the past.

Air Filters:

DDDDDDDDDDDDDDDD

Filter Comment

Report Identification: John Smith 4854 Kelly Dr, Houston, TX,

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

D - The HVAC filters are dirty. This can cause dirt to be deposited on the evaporator coils and heat exchanger and result in poor system performance in my opinion.

Ductwork - Attic:

DEFICIENT

D - The HVAC filters are dirty. This can cause dirt to be deposited on the evaporator coils and heat exchanger and result in poor system performance in my opinion.

Supply & Return Air Grills:

D - The HVAC filters are dirty. This can cause dirt to be deposited on the evaporator coils and heat exchanger and result in poor system performance in my opinion.

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

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

A. Foundations

Type of Foundation: Slab on Grade w/Post - Tension cable reinforcement

Comments:

· 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.

Foundation Performance Opinion and Observations

DEFICIENT

D - There are trees located too close to the foundation. Root system intrusions may cause damage to the foundation. In my opinion specialists should be consulted to minimize damage to the foundation and to the trees. oundation. In my opinion specialists should be consulted to minimize damage to the foundation and to the trees.

☒ ☐ ☐ ☒

B. Grading and Drainage - *Comments:*

The grading and drainage aspects of the property appear

DEFICIENT

C - The wood deck in the rear was above the first row of bricks. This limits the quality of the foundation or wood destroying insect inspections and could provide a path for wood destroying insects to access the structure in my opinion.

D - A swale or drainage system is needed to drain surface water that ponds at the foundation. Moisture at the foundation can cause foundation movement in clay soils.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Material Is Comp Shingle

Viewed From: Viewed From Ladder

Comments:

· 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.

· The inspection of this roof may show it to be functioning as intended or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

DEFICIENT

D - There are several fishmouthed shingles probably caused by raised fasteners. This condition could allow moisture to get beneath the shingle and into the roof structure in my opinion.

D - The shingle fasteners do not appear to be sufficiently long enough to provide good attachment to the roof

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

I. STRUCTURAL SYSTEMS

decking. This will allow shingles to be raised, especially in high winds, and produce potential paths for moisture intrusion into the roof structure in my opinion.

☒ ☐ ☐ ☒ D. Roof Structure and Attic

Viewed From: Walk The Attic

Approximate Average Depth of Insulation: 5 inch

Approximate Average Thickness of Vertical Insulation: 6 inch

Comments:

Attic Access Attic access is via Pull-Down Stairs located at: 2nd floor

Attic Ventilation

Attic ventilation is via soffit vents at eaves through attic space to static, ridge, rotating or powered vents near the ridge beam of roof.

DEFICIENT

D - The ridgeboard is required to be not less in depth than the cut end of the rafter. IRC [R802.3]

☒ ☐ ☐ ☒ E. Walls (Interior and Exterior) - Comments:

Description of Structure's Exterior Cladding:

Exterior Brick Veneer, Composit Veneer

Wall Structure: Wood stud framing

Trim Material: Hardie board

Exterior - As part of normal home maintenance caulking / sealing should be performed around window frames, doors, eave trim (known as fascia and frieze boards) at home's exterior and interior as appropriate. This will help in overall energy efficiency and will help minimize or eliminate any water intrusion. It is recommended to remove current caulk / sealing compound before fresh product is applied.

Interior - Damaged caulking and areas with caulking voids need to be improved around all door and window installations. This maintenance should also include locations where countertops butt against walls, bathtubs butt against walls, shower tile wall locations where it meets shower pans, etc. Tile walls in baths and showers need to be properly grouted, caulked and sealed to minimize water intrusion from product surface to wallboard behind tile.

Exterior:

DEFICIENT

D - Some slight brick and mortar separation was noted on the side. Continued movement of the foundation will cause the problem to worsen.

D - There is what appears to be water stains evident on the wall in the . The cause and remedy need to be determined and repaired as necessary in my opinion.

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Interior:

DEFICIENT

D - Some slight brick and mortar separation was noted on the side. Continued movement of the foundation will cause the problem to worsen.

D - There is what appears to be water stains evident on the wall in the . The cause and remedy need to be determined and repaired as necessary in my opinion.

zzzzzzzzzzzzzzzzzzzzzzzzzzzz

☐ ☐ ☐ ☐ F. Ceiling and Floors - Comments:

Description of Structure's Ceiling & Floor Coverings:

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

I. STRUCTURAL SYSTEMSCeiling Covering: ☒ Sheet rock ☐ Wood ☐ OtherFloor Covering: ☐ Laminate ☒ Vinyl ☒ Hardwood☒ Carpet ☐ Tile / Stone ☐ Other

Interior Walls Disclaimer

DEFICIENT

D - There is some slight water damage evident on the floor in the .
Bedroom #1

☒ ☐ ☐ ☒**Floors:**

Floors Disclaimer

Floors: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

☒ ☐ ☐ ☒**G. Doors (Interior and Exterior) - Comments:**

- All locks on home should be changed 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.

Interior:**DEFICIENT**

D - Door(s) bind when shut in the .
Dining room

Exterior:

- All locks on home should be changed 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.

D - The door from the dwelling to the garage was not fire rated. It should be a minimum of 1 3/8" thick solid core and self closing.

☒ ☐ ☐ ☒**H. Windows - Comments:****Comments:**

Insulated glass window panels are manufactured with a rubber-like seal between two panes of glass. When this seal fails, moisture enters between the panes and can be seen as fogging. This has little effect on the insulating ability of the insulated glass panel and it has no effect on the "weather-keeping-out" ability of the window. It merely affects the clarity of the window. Since one of the primary functions of a window is to be clear, I consider fogged windows to be deficient and (if observed) will be noted below under the "Deficient" heading

D - The windows are stuck and do not open which prevents safe egress in the event of an emergency such as a fire in my opinion.

D - The windows in the should utilize safety glass. All windows within two feet of a door are required to be safety glass.

☒ ☐ ☐ ☒**I. Stairways (Interior and Exterior) - Comments:****DEFICIENT**

D - A guardrail is required on decks that are 30" high and greater.

D - The stairway handrail is not grippable. It should be 1 1/2" – 2" circular cross section according to the IRC.

D - The space between balusters for the stair railing should not be greater than 4 3/8" as required by the IRC [312.2X.2].

| I | NI | NP | D |
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I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☒ **J. Fireplace / Chimney** - Comments:

F/P Type: Brick / Stone

F/P Shutoff Valve: Right of fire box

The National Fire Protection Association (NFPA) recommends that a Qualified, Licensed, Chimney Sweep perform a "Level II" inspection of the firebox and chimney system. This is recommended for all resale homes and should be performed before closing to ensure a safe, efficient and proper fireplace operation. Refer to the NFPA 211 Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances for more information.

DEFICIENT

D - The fireplace damper is missing or damaged. This can result in improper draft and/or smoke entering the dwelling. It can also affect the heating/cooling of the dwelling in my opinion.

☐ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports-** *Comments:*

DEFICIENT

D - The carport supports are damaged.

D - There is damage to the decking floor surfaces. This can produce a tripping hazard or unsafe walking surface in my opinion.

☐ ☐ ☐ ☒ **L. Other** - *Comments*

Add comment

Comments:

DEFICIENT

NONE

| | | | |
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| I | NI | NP | D |
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels - Comments:**

DESCRIPTION:

Electrical Service Size: 120/240 Volt Main Service

Service Entrance Wires: Copper, Underground

Main Distribution Panel: Breakers

Brand of Panel: Square D

Panel Location: Garage Exterior

Main Barker Rating: 200amps

Service Ground: Copper

Ground Connections: Ground rod

DEFICIENT

D - The white wires used as hot wires should have black tape or coloring on them on both ends to indicate to service personnel that they are hot wires and not neutrals.

☒ ☐ ☐ ☒ **B. Branch Circuits, Connection Devices, and Fixtures**

Type of Wiring: Copper

Comments:

Smoke Detectors

Recommend that batteries in all smoke detectors be changed upon taking possession of the home and set a schedule to change them at least every twelve months per CPSC (Consumer Product Safety Council) and NFPA (National Fire Protection Association) guidelines.

DEFICIENT

Recommend that batteries in all smoke detectors be changed upon taking possession of the home and set a schedule to change them at least every twelve months per CPSC (Consumer Product Safety Council) and NFPA (National Fire Protection Association) guidelines.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment:** A. Heating Equipment:

Type of System: Type and Energy Source:

Energy Source: Natural gas

Comments: Comments:

DESCRIPTION: Unit 1 Unit 2 Unit 3

Location: 1st Floor

Manufacturer: BDP (Carrier/Bryant)

DOB=

Serial Number: SN#

BTU's: 15,000 BTU's

- Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.
- The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February-2007. That study noted that Gas Furnace units (on average) last 18 years. Take that into consideration noting the the Date of Birth dates noted above for the units at this property.
- The basic operation of the furnace systems is sound/stable, but there are Deficient items noted below as well a Deficiency noted with respect to the natural gas supply line. See that specific comment, below in this report, at: Optional Systems - Gas Supply Systems.

Gas Furnace: Clean blue flame observed at this unit

D - The unit would not operate when turned on at the thermostat. Recommend a licensed HVAC specialist find the cause and remedy and repair as necessary.

Vent Flue Pipe:
defect

D - Recommend caulking around the rain collars to prevent possible rain penetration.
U/L VENT PIPE TERMINATION:

☒ ☐ ☐ ☒ **B. Cooling Equipment:**

Type of System: Natural gas

Comments: Unit 1 Unit 2 Unit 3

DESCRIPTION:

Location: At furnace unit in attic

Manufacturer: GE

Serial Number: SN#

BTU's:

Temperture Differential (delta-T) during today's inspection:

Unit 1 Unit 2 Unit 3

Delta-T (

- Temperature Differential (Delta T) Readings:
- Delta-T readings are one of many elements utilized to evaluate the acceptable performance of a cooling system. The general/suggested acceptable range is considered to be approximately between 15-23° F total difference between the return air and supply air. The preferred location for this reading is taken across the Evaporative (EVAP) coil of the HVAC system. There are

I=Inspected

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NP=Not Present

D=Deficient

| I | NI | NP | D |
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

times that this is not possible for this inspector and readings via a laser-thermometer at various supply and return air vents are taken.

- Unusual conditions, such as excessive humidity, low outdoor temperatures and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.
- Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.
- This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration consistent with accepted industry practices for its age. There may be items noted in this report as "Deficient" even though an adequate Delta T was observed at the time of inspection.
- The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February-2007. That study noted that Air Conditioning units (on average) last 10-15 years. Take that into consideration noting the the Date of Birth dates noted above for the units at this property.

Condensate Drains Line:

DEFICIENT

D - The differential temperature (Delta T) indicates a possible problem with the Cooling System. The Delta T should be between 16 and 21 degrees. A licensed HVAC technician needs to find the cause and remedy and repair as necessary.

Condensate Drain Pan:

DEFICIENT

D - While the temperature differentials are within guidelines the supply temperatures were high. Based on previous inspections the supply temperature is usually in the mid to low 50's. The unit had run for and the thermostat was registering 80 degrees and was set on 72 degrees. A licensed technician needs to find the cause and remedy and repair as necessary.

Electrical Service:

C - The rule of thumb for high efficiency air conditioner sizing is 600 to 700 square feet of floor space for each Ton of air conditioning. With square feet of air conditioned space, the required tonnage would be between Tons and Tons. The amount provided was . The consequences of oversizing are short-cycling, inadequate dehumidification, and large temperature variations. The short cycling will cause wear on the compressor. It is recommended that an independent HVAC specialist do a Manual J analysis to verify the unit sizing.

☐ ☐ ☐ ☐ C. Ducts System, Chases and Vents - Comments:

Type of Ducting: Metal Ducting & Flex Ducting

Return air filter size(s): 20x25 x1

Return air filter(s) located: At furnace unit in hall.

- All return air filters should be replaced before moving in and at either regular monthly intervals or as needed thereafter. Any register / diffuser which has signs of residue around it may indicate a system that may not have been well-maintained in the past.

Air Filters:

DDDDDDDDDDDDDDDD

Filter Comment

Report Identification: John Smith 4854 Kelly Dr, Houston, TX,

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

D - The HVAC filters are dirty. This can cause dirt to be deposited on the evaporator coils and heat exchanger and result in poor system performance in my opinion.

Ductwork - Attic:

DEFICIENT

D - The HVAC filters are dirty. This can cause dirt to be deposited on the evaporator coils and heat exchanger and result in poor system performance in my opinion.

Supply & Return Air Grills:

D - The HVAC filters are dirty. This can cause dirt to be deposited on the evaporator coils and heat exchanger and result in poor system performance in my opinion.

| I | NI | NP | D |
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation: Slab on Grade w/Post - Tension cable reinforcement

Comments:

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Foundation Performance Opinion and Observations

DEFICIENT

D - There are trees located too close to the foundation. Root system intrusions may cause damage to the foundation. In my opinion specialists should be consulted to minimize damage to the foundation and to the trees. oundation. In my opinion specialists should be consulted to minimize damage to the foundation and to the trees.

☒ ☐ ☐ ☒

B. Grading and Drainage - *Comments:*

The grading and drainage aspects of the property appear

DEFICIENT

C - The wood deck in the rear was above the first row of bricks. This limits the quality of the foundation or wood destroying insect inspections and could provide a path for wood destroying insects to access the structure in my opinion.

D - A swale or drainage system is needed to drain surface water that ponds at the foundation. Moisture at the foundation can cause foundation movement in clay soils.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Material Is Comp Shingle

Viewed From: Viewed From Ladder

Comments:

· 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.

· The inspection of this roof may show it to be functioning as intended or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

DEFICIENT

D - There are several fishmouthed shingles probably caused by raised fasteners. This condition could allow moisture to get beneath the shingle and into the roof structure in my opinion.

D - The shingle fasteners do not appear to be sufficiently long enough to provide good attachment to the roof

| | | | |
|---|----|----|---|
| I | NI | NP | D |
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I. STRUCTURAL SYSTEMS

decking. This will allow shingles to be raised, especially in high winds, and produce potential paths for moisture intrusion into the roof structure in my opinion.

☒ ☐ ☐ ☒ D. Roof Structure and Attic

Viewed From: Walk The Attic

Approximate Average Depth of Insulation: 5 inch

Approximate Average Thickness of Vertical Insulation: 6 inch

Comments:

Attic Access Attic access is via Pull-Down Stairs located at: 2nd floor

Attic Ventilation

Attic ventilation is via soffit vents at eaves through attic space to static, ridge, rotating or powered vents near the ridge beam of roof.

DEFICIENT

D - The ridgeboard is required to be not less in depth than the cut end of the rafter. IRC [R802.3]

☒ ☐ ☐ ☒ E. Walls (Interior and Exterior) - Comments:

Description of Structure's Exterior Cladding:

Exterior Brick Veneer, Composit Veneer

Wall Structure: Wood stud framing

Trim Material: Hardie board

Exterior - As part of normal home maintenance caulking / sealing should be performed around window frames, doors, eave trim (known as fascia and frieze boards) at home's exterior and interior as appropriate. This will help in overall energy efficiency and will help minimize or eliminate any water intrusion. It is recommended to remove current caulk / sealing compound before fresh product is applied.

Interior - Damaged caulking and areas with caulking voids need to be improved around all door and window installations. This maintenance should also include locations where countertops butt against walls, bathtubs butt against walls, shower tile wall locations where it meets shower pans, etc. Tile walls in baths and showers need to be properly grouted, caulked and sealed to minimize water intrusion from product surface to wallboard behind tile.

Exterior:

DEFICIENT

D - Some slight brick and mortar separation was noted on the side. Continued movement of the foundation will cause the problem to worsen.

D - There is what appears to be water stains evident on the wall in the . The cause and remedy need to be determined and repaired as necessary in my opinion.

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Interior:

DEFICIENT

D - Some slight brick and mortar separation was noted on the side. Continued movement of the foundation will cause the problem to worsen.

D - There is what appears to be water stains evident on the wall in the . The cause and remedy need to be determined and repaired as necessary in my opinion.

zzzzzzzzzzzzzzzzzzzzzzzzzzzz

☐ ☐ ☐ ☐ F. Ceiling and Floors - Comments:

Description of Structure's Ceiling & Floor Coverings:

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

I. STRUCTURAL SYSTEMS

Ceiling Covering: ☒ Sheet rock ☐ Wood ☐ Other

Floor Covering: ☐ Laminate ☒ Vinyl ☒ Hardwood
☒ Carpet ☐ Tile / Stone ☐ Other

Interior Walls Disclaimer

DEFICIENT

D - There is some slight water damage evident on the floor in the
 Bedroom #1

☒ ☐ ☐ ☒

Floors:

Floors Disclaimer

Floors: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

☒ ☐ ☐ ☒

G. Doors (Interior and Exterior) - Comments:

· All locks on home should be changed 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.

Interior:

DEFICIENT

D - Door(s) bind when shut in the
 Dining room

Exterior:

· All locks on home should be changed 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.

D - The door from the dwelling to the garage was not fire rated. It should be a minimum of 1 3/8" thick solid core and self closing.

☒ ☐ ☐ ☒

H. Windows - Comments:

Comments:

Insulated glass window panels are manufactured with a rubber-like seal between two panes of glass. When this seal fails, moisture enters between the panes and can be seen as fogging. This has little effect on the insulating ability of the insulated glass panel and it has no effect on the "weather-keeping-out" ability of the window. It merely affects the clarity of the window. Since one of the primary functions of a window is to be clear, I consider fogged windows to be deficient and (if observed) will be noted below under the "Deficient" heading

D - The windows are stuck and do not open which prevents safe egress in the event of an emergency such as a fire in my opinion.

D - The windows in the should utilize safety glass. All windows within two feet of a door are required to be safety glass.

☒ ☐ ☐ ☒

I. Stairways (Interior and Exterior) - Comments:

DEFICIENT

D - A guardrail is required on decks that are 30" high and greater.

D - The stairway handrail is not grippable. It should be 1 1/2" – 2" circular cross section according to the IRC.

D - The space between balusters for the stair railing should not be greater than 4 3/8" as required by the IRC [312.2X.2].

| I | NI | NP | D |
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I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☒ **J. Fireplace / Chimney** - Comments:

F/P Type: Brick / Stone

F/P Shutoff Valve: Right of fire box

The National Fire Protection Association (NFPA) recommends that a Qualified, Licensed, Chimney Sweep perform a "Level II" inspection of the firebox and chimney system. This is recommended for all resale homes and should be performed before closing to ensure a safe, efficient and proper fireplace operation. Refer to the NFPA 211 Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances for more information.

DEFICIENT

D - The fireplace damper is missing or damaged. This can result in improper draft and/or smoke entering the dwelling. It can also affect the heating/cooling of the dwelling in my opinion.

☐ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports-** *Comments:*

DEFICIENT

D - The carport supports are damaged.

D - There is damage to the decking floor surfaces. This can produce a tripping hazard or unsafe walking surface in my opinion.

☐ ☐ ☐ ☒ **L. Other** - *Comments*

Add comment

Comments:

DEFICIENT

NONE