

DFW Premier Home Inspections

Property Inspection Report



1234 Home Inspection way
Inspection prepared for: Sample Report
Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 5/20/2019 Time: 08:00
Age of Home: 1980 Size: 2265
Weather: overcast 45 degrees

Inspector: David B. Odum
License #10598
540 Trailside Dr, Prosper, TX 75078

Email: david@dfwpremierhomeinspections.com



PROPERTY INSPECTION REPORT

Prepared For: Sample Report
 (Name of Client)

Concerning: 1234 Home Inspection way,
 (Address or Other Identification of Inspected Property)

By: David B. Odum, License #10598 5/20/2019
 (Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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 requires 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

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

• All components were found to be performing and in satisfactory condition at the time of the inspection

• Foundation shows evidence of minor movement – nothing major at this time – as evidenced by settlement cracks in sheetrock margin on doors, some brick separation on exterior; ground around foundation needs to be kept moist.

B. Grading and Drainage

Comments:

• The gutter system was partially blocked with debris and one or more downspouts or splash blocks were in need of repair. One of the downspouts was missing a diverter that should be installed

• Several areas around perimeter of home are missing gutters. These should be installed to help shed water away from foundation of home

• Possible drainage issue on back porch due to raised concrete and pool deck appears to drain to home and not away from home. This should be evaluated and possibly repaired

• Gutter next to back door of home appears to be leaking onto top of door. This should be evaluated and repaired to divert water away from door

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

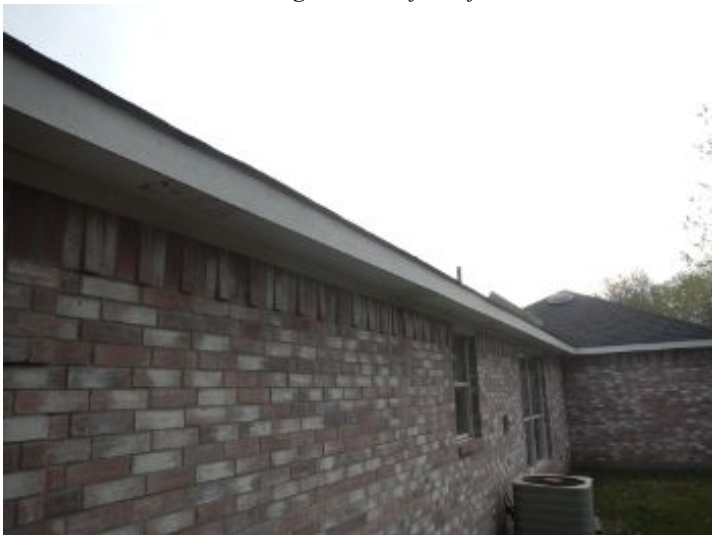
I	NI	NP	D
---	----	----	---



Possible drainage issue in front flower bed.



Missing gutter downspout diverter



Missing gutters in several areas



Gutter appears to be leaking above back door to home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Possible drainage issue due to heaved concrete



Several gutters are full of debris

C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Roof

Comments:

• Cosmetic damage to roof vents. If this is a concern to you then I would have them replaced

• Patio cover has cosmetic hail damage. This should be evaluated by a professional and insurance company



Cosmetic damage to roof vents on home



Flashing over patio cover should be sealed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Insulation is 8-10 inches deep

Comments:

- The pulldown attic ladder is not insulated or weather stripped at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door after taking ownership of the property

- **Several areas of the fascia of the home have areas of wood rot that need to be repaired and properly sealed**



Wood rot on several fascia boards of home



Wood rotten fascia boards needs repair



Wood rot on fascia over back porch

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

 E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Drywall walls noted on interior

Comments:

- Earth to wood contact was observed on the exterior siding and should be a minimum of {6"} clearance from the ground
- There are several areas of step cracking on exterior of home. These appear to be minor at time of inspection but should be monitored in the future for possible movement in the home



Small step cracks in brick on both sides of home

 F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with popcorn and/or texture finish

Comments:

- Ceiling stress and/or joint cracks were observed. They appeared to be cosmetic at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Several cracks in ceiling of home appear cosmetic at time of inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

G. Doors (Interior and Exterior)

Comments:

- Back door to pool appears to have wood rot in several areas. The door hardware is also compromised. This should be evaluated and repaired.
- The door to the garage is out of alignment and should be adjusted as well as an auto closer be installed
- Front door of home is missing weather stripping at base of door. This allow light/air/moisture into home. This should be repaired



Pet door is compromised and needs repair



Trim around back door is rotten and needs repair

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



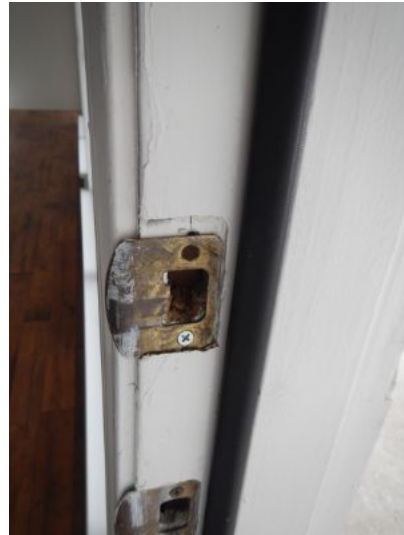
Back door is out of align



Back door to patio has a loose threshold



Wood rot at base of door jamb



Hardware on back door to pool is missing screws

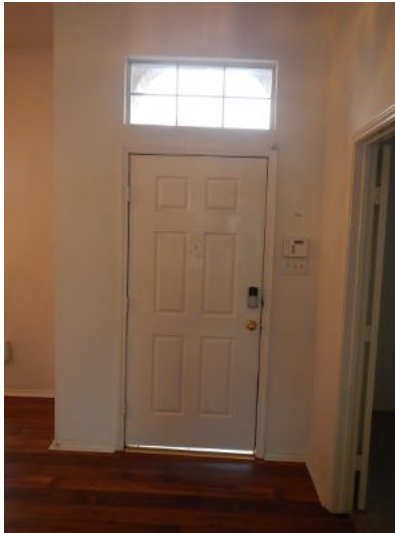
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Missing threshold at base of front door



H. Windows

Window Types:

- Windows are made of aluminum

Comments:

- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary. These are located: 3 on front of home,
- Several window sills have cosmetic damage to them that should be evaluated and possibly repaired
- Visible evidence of water intrusion was noted at or around some window locations
- Several windows need to be sealed on the exterior and interior to prevent possible air and water penetration.



Several windows have damaged trim strips



Formal room window is fogged and needs repair

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Several windows need to be sealed around



Several window sills are swollen and need repair



Master window is swollen and needs repair



Seal around several interior windows

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

I. Stairways (Interior and Exterior)

Comments:

- No stairs present in this residence

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

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

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the den

Types:

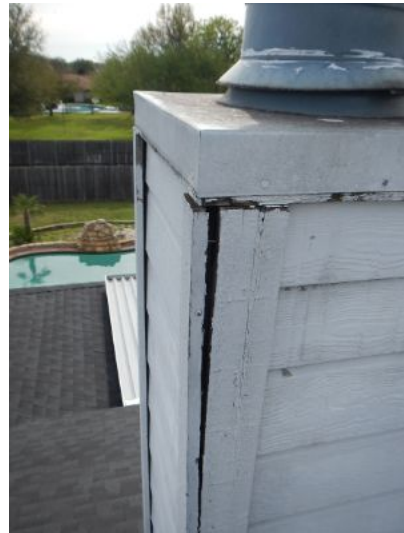
- Fireplace is a manufactured direct vent type unit

Comments:

- The damper was tested for operation and appears to be functional
- The fireplace has gas logs that were not tested by home inspector
- **The chimney flue in attic space should be free from insulation covering it. This should be removed from around the flue**
- **Chimney has several boards that are loose and showing signs of wood rot. These should be repaired or replaced and properly sealed and painted**



Chimney flue should be free from insulation in attic space



Trim boards on chimney need to be repaired or replaced

K. Porches, Balconies, Decks, and Carports

Comments:

- **Recommend professional evaluation of patio cover for hail damage**

L. Other

Materials:

- {6'} wood stockade fence noted

Comments:

- **The fence and retaining wall should be evaluated by a professional for repairs to fence and wall. The retaining wall has several issues of post that need repair and hardware missing**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Cosmetic hail damage to fence in several areas



Retaining wall for fence is missing alot of hardware

II. ELECTRICAL SYSTEMS



A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in the garage

Materials and Amp Rating:

- Copper wiring

Comments:

- No ARC fault breakers {**AFCI**} were observed at the service panel at the time of the inspection; although this may not have been a requirement when the home was built. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. ARCI breakers provide fire protection by opening the circuit when an arcing fault is detected
- Service entrance wiring is underground
- **Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the recommended installation requirement**
- **Missing bushings and/or romex connectors were observed for the branch wiring in the service panel and repairs are recommended**
- **Hot wires installed across the panel are not recommended. This should be evaluated by a licensed electrician**
- **There is a neutral and ground wire installed in bus bar in same screw. This should be evaluated and repaired by a licensed electrician**
- **The main service panel has pointed screws holding panel in place. Blunt tip screws are recommended**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



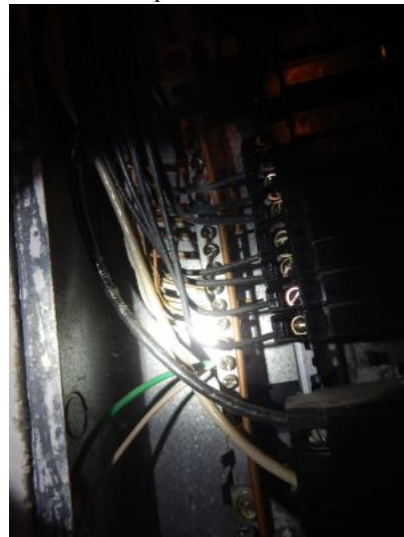
Pointed screws for service panel are not recommended



Hot wire across panel is not recommended



Grommet missing on service panel for exterior



Ground and neutral wires together on bus bar are not recommended

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

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



Breakers are not GE brand in panel

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

• The **GFCI** (ground fault circuit interrupter) breakers are located in the kitchen for kitchen plugs, laundry room for bathroom plugs and garage wall for outdoor plugs

- Several light fixtures in the home are not working at time of inspection. These are located in hallway, toilet area of hall bath
- Under current standards; exterior GFCI protected receptacles require a weatherproof bubble type cover
- GFCI plug on front porch has a damaged cover that needs repair



Damaged outdoor cover on front porch



Hall light fixture was not working at time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Hall bath light not working

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- The unit appeared to be functioning as intended at the time of the inspection
- Please note that to properly inspect the heat exchanger; the unit must be physically dismantled and heat exchangers removed for examination. Due to the limitations of the Texas Real Estate Commission {TREC}; this procedure is prohibited and the inspection of the heat exchanger was limited
- The air filter was located in unit in attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

 B. Cooling Equipment

Type of Systems:

- The home has one unit on north side

Comments:

- Unable to test the cooling system due to the outside temperature below {60} degrees
- The cooling system appears to have reached its serviceable life expectancy. The unit is an older style unit with no markings at time of inspection to determine the age of the unit
- Outdoor unit was out of level at time of inspection. This should be evaluated and repaired by a professional
- Condensation drain line at unit in attic should be properly insulated
- I recommend that the HVAC unit be evaluated by a professional due to the approx age of condenser and inability to inspect it due to low outdoor temperatures at time of inspection



Outdoor lines need to be covered and sealed at home



Unit is out of level at time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Condensation lines at unit need to be insulated

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

C. Duct Systems, Chases, and Vents

Comments:

- Registers are dirty and may need to be cleaned in several rooms
- Register in hall bath toilet area is loose at ceiling and needs repair



Hall bath supply register is loose at ceiling



Several dirty supply vents should be evaluated

IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

 A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- East side

Location of Main Water Supply Valve:

- Unable to locate secondary shut off valve

Comments:

- The anti static water pressure was observed at 70 psi
- The exterior hose bib {faucet} was observed to have a drip at front faucet when under pressure, missing an anti freeze device and the area around fixture needs to be properly sealed. The hose bib on back of home also needs to be properly sealed around
- Hot and cold lines for washing machine are both leaking and need to be repaired
- The water supply handle on right side of hall bath is compromised and needs to be repaired. It was loose and came loose when operated
- Kitchen sink has a dripping faucet that needs repair
- Left master vanity is leaking when operated. This should be repaired by a licensed plumber
- Master shower was dripping at time of inspection. The handle had removed prior to inspection. This should be repaired by a licensed plumber



70 psi static water pressure



Front faucet leaks when under pressure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Missing frost preventer should be installed



Back porch faucet needs to be properly sealed



Both hot and cold faucets are leaking



Right vanity in hall bath is loose and needs repair

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Kitchen sink is dripping and needs to be repaired



Left master vanity drain stopper needs to be adjusted



Master shower is dripping at time of inspection



Master shower handle was removed prior to inspection. This should be repaired

B. Drains, Wastes, and Vents

Comments:

- Both of the master vanity sink are slow to drain and should be evaluated and repaired
- The drain stopper on left master vanity was not working properly and should be adjusted

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

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

C. Water Heating Equipment

Energy Source:

- Water heater is natural gas

Capacity:

- Unit is 50 gallons

Comments:

- The water heater appears to be reaching the end of its serviceable life. The typical life expectancy and/or operational life of a water heater is approximately {10} years depending on usage and maintenance. There was rust colored water coming from several faucets in the home. This should be evaluated by a licensed plumber



Rust colored water should be evaluated by a licensed plumber



Unit appears to be a 2009 and should be evaluated

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:

- Gas meter located on west side alley

Comments:

- Gas line is not tested underground for leaks or damage

V. APPLIANCES

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

 A. Dishwashers

Comments:

- Lack of a proper air gap noted and/or high loop drain line at dishwasher. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.

 B. Food Waste Disposers

Comments:

- Disposal was inoperable at time of inspection. The unit appeared to be locked up and need to be repaired. The unit also was missing a grommet to hold cord in place where it meets the unit.



Unit was locked up at time of inspection

 C. Range Hood and Exhaust Systems

Comments:

- The range hood was functional at the time of the inspection

 D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric
- All heating elements were functional at the time of the inspection
- The oven was noisy during warm up process. This may need to be evaluated by a professional

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

 E. Microwave Ovens

Comments:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- **The vent fan terminated in the attic space and should be vented to the exterior as per current building standards**



Bathroom exhaust dump into attic space

 G. Garage Door Operators

Door Type:

- One {16'} metal type door

Comments:

- **The overhead garage door was not functional at the time of the inspection. This should be evaluated and possibly repaired by a professional**
- **Manual locking devices are recommended to be removed or disabled when an automatic opener is installed**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Garage door appears out of align at time of inspection



Garage door opener was not working



Manual locking devices should be terminated with an automatic opener

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

H. Dryer Exhaust Systems

Comments:

- The dryer vent pipe terminates to the north side of home

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

I. Other

Observations:

- The water supply valves to the washer were observed to be either leaking, damaged and/or corroded

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Hot and cold water valves appear to both be leaking

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Main valve to irrigation was shut off at time of inspection. This was not tested by home inspector. I recommend that the system be evaluated by a professional for proper operation



Irrigation double check was shut off at time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

Type of Construction:

Comments:

- Pool was inspected by a third party inspector

C. Outbuildings

Materials:

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:

- Alarm systems are not inspected by home inspectors
- Grill fuel source was propane

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • The gutter system was partially blocked with debris and one or more downspouts or splash blocks were in need of repair. One of the downspouts was missing a diverter that should be installed • Several areas around perimeter of home are missing gutters. These should be installed to help shed water away from foundation of home • Possible drainage issue on back porch due to raised concrete and pool deck appears to drain to home and not away from home. This should be evaluated and possibly repaired • Gutter next to back door of home appears to be leaking onto top of door. This should be evaluated and repaired to divert water away from door
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Cosmetic damage to roof vents. If this is a concern to you then I would have them replaced • Patio cover has cosmetic hail damage. This should be evaluated by a professional and insurance company
Page 7 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Several areas of the fascia of the home have areas of wood rot that need to be repaired and properly sealed
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Earth to wood contact was observed on the exterior siding and should be a minimum of {6"} clearance from the ground • There are several areas of step cracking on exterior of home. These appear to be minor at time of inspection but should be monitored in the future for possible movement in the home
Page 9 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Back door to pool appears to have wood rot in several areas. The door hardware is also compromised. This should be evaluated and repaired. • The door to the garage is out of alignment and should be adjusted as well as an auto closer be installed • Front door of home is missing weather stripping at base of door. This allow light/air/moisture into home. This should be repaired
Page 11 Item: H	Windows	<ul style="list-style-type: none"> • One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary. These are located: 3 on front of home, • Several window sills have cosmetic damage to them that should be evaluated and possibly repaired • Visible evidence of water intrusion was noted at or around some window locations • Several windows need to be sealed on the exterior and interior to prevent possible air and water penetration.

Page 13 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • The chimney flue in attic space should be free from insulation covering it. This should be removed from around the flue • Chimney has several boards that are loose and showing signs of wood rot. These should be repaired or replaced and properly sealed and painted
Page 13 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Recommend professional evaluation of patio cover for hail damage
Page 13 Item: L	Other	<ul style="list-style-type: none"> • The fence and retaining wall should be evaluated by a professional for repairs to fence and wall. The retaining wall has several issues of post that need repair and hardware missing

ELECTRICAL SYSTEMS

Page 14 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the recommended installation requirement • Missing bushings and/or romex connectors were observed for the branch wiring in the service panel and repairs are recommended • Hot wires installed across the panel are not recommended. This should be evaluated by a licensed electrician • There is a neutral and ground wire installed in bus bar in same screw. This should be evaluated and repaired by a licensed electrician • The main service panel has pointed screws holding panel in place. Blunt tip screws are recommended
Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Several light fixtures in the home are not working at time of inspection. These are located in hallway, toilet area of hall bath • Under current standards; exterior GFCI protected receptacles require a weatherproof bubble type cover • GFCI plug on front porch has a damaged cover that needs repair

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 18 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Outdoor unit was out of level at time of inspection. This should be evaluated and repaired by a professional • Condensation drain line at unit in attic should be properly insulated • I recommend that the HVAC unit be evaluated by a professional due to the approx age of condenser and inability to inspect it due to low outdoor temperatures at time of inspection
Page 19 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Registers are dirty and may need to be cleaned in several rooms • Register in hall bath toilet area is loose at ceiling and needs repair

PLUMBING SYSTEM

Page 20 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • The exterior hose bib {faucet} was observed to have a drip at front faucet when under pressure, missing a anti freeze device and the area around fixture needs to be properly sealed. The hose bib on back of home also needs to be properly sealed around • Hot and cold lines for washing machine are both leaking and need to be repaired • The water supply handle on right side of hall bath is compromised and needs to be repaired. It was loose and came loose when operated • Kitchen sink has a dripping faucet that needs repair • Left master vanity is leaking when operated. This should be repaired by a licensed plumber • Master shower was dripping at time of inspection. The handle had removed prior to inspection. This should be repaired by a licensed plumber
Page 22 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Both of the master vanity sink are slow to drain and should be evaluated and repaired • The drain stopper on left master vanity was not working properly and should be adjusted
Page 23 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • The water heater appears to be reaching the end of its serviceable life. The typical life expectancy and/or operational life of a water heater is approximately {10} years depending on usage and maintenance. There was rust colored water coming from several faucets in the home. This should be evaluated by a licensed plumber
APPLIANCES		
Page 24 Item: A	Dishwashers	<ul style="list-style-type: none"> • Lack of a proper <u>air gap</u> noted and/or high loop drain line at dishwasher. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.
Page 24 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> • Disposal was inoperable at time of inspection. The unit appeared to be locked up and need to be repaired. The unit also was missing a grommet to hold cord in place where it meets the unit.
Page 24 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • The oven was noisy during warm up process. This may need to be evaluated by a professional
Page 25 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • The vent fan terminated in the attic space and should be vented to the exterior as per current building standards
Page 25 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The overhead garage door was not functional at the time of the inspection. This should be evaluated and possibly repaired by a professional • Manual locking devices are recommended to be removed or disabled when an automatic opener is installed
Page 26 Item: I	Other	<ul style="list-style-type: none"> • The water supply valves to the washer were observed to be either leaking, damaged and/or corroded