



Inspection prepared for: PRE-OWNED HOME SAMPLE REPORT -

Date of Inspection: 1/2/2020

Inspector: Shelly Morgan

License #6196

2022 Lorient Dr, Carrollton, 75007

Phone: 469-401-2504

Email: shelly@xstreaminspections.com

www.xstreaminspections.com

PROPERTY INSPECTION REPORT

Prepared For:	PRE-OWNED HOME SAMPLE REPORT -	
	(Name of Client)	
Concerning:	(Address or Other Identification of Inspected Property)	
By:	Shelly Morgan, License #6196	1/2/2020
	(Name and License Number of Inspector)	(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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.

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

SCOPE OF INSPECTION: This Inspection Report was written in accordance with the Standards of Practice 535.227-535.233 of the Texas Real Estate Commission (TREC).

The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as specified in the TREC Standards of Practice. The Inspector will not disassemble items at the property. The Inspector will not remove or damage walls, floors, wall coverings, floor coverings or move any obstructions. For example, furniture, rugs, paintings or other furnishings will not be moved.

Xstream Inspections, PC (XIPC) is a general real estate inspection company. This Inspection Report covers only the items listed in the report, and is based only on the present condition of those items at the time of the inspection. Systems and conditions which are not specifically addressed in the Inspection Report are excluded from the Scope of Inspection. There is no responsibility expressed or implied for latent defects, future performance of any items, or for defects not reasonably observable at the time of this inspection. The Inspector is not allowed to disassemble any mechanical components during the inspection and the inspection findings are considered to be a "Snapshot in Time" providing specific conditions for the property on the day of the inspection.

Client acknowledges that the Inspection Report may not identify all defects or problems. In addition, when an item is noted as deficient, not functioning, or further evaluation by a specialist is recommended, the client agrees to contact a qualified specialist to make further evaluation of the item. The Client acknowledges that the Inspector performs a general inspection and is not a specialist in any item or system inspected. The inspection report will contain the opinion of the Inspector.

(XIPC) does not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plan location, pollution or habitability. The inspection and Inspection Report do not address and are not intended to address the possible presence or danger from potentially harmful substances and environmental hazards, including but not limited to lead, urea formaldehyde, toxins, carcinogens, mold, mildew, asbestos, flammable substances, radon and contaminants in soil, water or air.

Presence or absence of wood-destroying organisms is beyond the scope of the general inspection. Wood-destroying organisms include, but are not limited to: termites, carpenter ants, powder post beetles or other wood-destroying insects, as well as fungus and/or molds. The client agrees to obtain a Wood-destroying Insect Report prior to closing.

Client acknowledges that this Inspection Report is not a warranty or guarantee of the items inspected at the property. If the client desires a warranty or guarantee, the client must obtain it from a warranty company. This report is prohibited from being used for Home Warranty or Insurance Underwriting Purposes.

The recipient of this Report, as identified above, agrees and understands that the maximum liability incurred by Xstream Inspections, PC (XIPS) and Shelly Morgan the owner of Xstream Inspections, PC, if any, to the receipt shall be limited to the amount of the fee paid for the Inspection.

HOME INSPECTION AGREEMENT: Client acknowledges that this Inspection Report is subject to all of the terms and conditions of the previously executed Home Inspection Agreement, signed by the Client and/or accepted via. email and/or print including specifically and without limitation the provisions of such Home Inspection Agreement relating to Disclaimer of Warranties, Limitation of Liability, Tainted Corrosive Drywall, Dispute Resolution, Attorney's Fees, and Exclusivity. By Accepting this report in person, via. email and/or in print the Client is in agreement of all of the terms and conditions in the Home Inspection Agreement even if a signature is not provided.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

I. STRUCTURAL SYSTEMS

X			X
---	--	--	---

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

NOTE: Foundations on clay-based soils require adequate and evenly distributed moisture around all the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to ponding alongside or under any part of the foundation. Depending on the design and construction of pier and beam foundation, periodic leveling may be required.

Deficient Items:

Trees and/or large shrubbery are located too close to the foundation. This could have an adverse effect on the foundation performance, roof, gutters, etc. in the future.

Erosion is present at some areas of the exterior foundation wall. It is my recommendation that back fill be added to ensure that the foundation remains stable.

There are no weep holes and/or the weep holes are clogged with debris at the exterior brick walls.

There are signs of previous repairs visible around the foundation, it is my recommendation that you consult with the seller to determine what repairs have been made. It is also recommended that you obtain copies of the pre and post engineer's reports and/or plumbing and sewer line tests to ensure that all hidden deficiencies have been repaired.

The foundation has signs of movement as evidenced by sheet rock cracks, slope on floors, sticking and/or non-latching doors, exterior crack or separations in the brick or brick mortar, separations of materials such as window frames and/or wood trim. It is my recommendation that you consult with a STRUCTURAL ENGINEER to determine if repairs are needed.

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

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



There are signs of previous repairs visible around the foundation, it is my recommendation that you consult with the seller to determine what repairs have been made. It is also recommended that you obtain copies of the pre and post engineer's reports and/or plumbing and sewer line tests to ensure that all hidden deficiencies have been repaired.



Trees and/or large shrubbery are located too close to the foundation. This could have an adverse effect on the foundation performance, roof, gutters, etc. in the future.

X			X
---	--	--	---

 B. Grading and Drainage

Comments:

Deficient Items:

- The soil line is too high around some areas of the foundation wall. Ideally you should have 2" to 4" of concrete visible at the foundation wall.
- The drainage is negative and/or flat around all sides of the structure with signs of active/previous ponding present.
- Some gutters are missing downspouts, elbows and/or splash blocks.
- Recommend consulting with a grading and drainage specialist to determine what corrective actions are needed to ensure that water is properly routed away from the structure.
- There is a subsurface drain at the left front side of the structure; I am unable to locate where it is terminating.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The drainage is negative and/or flat around all sides of the structure with signs of active/previous ponding present.



The soil line is too high around some areas of the foundation wall. Ideally you should have 2" to 4" of concrete visible at the foundation wall.



There is a subsurface drain at the left front side of the structure; I am unable to locate where it is terminating.



C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Roof Surface

Comments:

The roof covering appears to be new with no significant signs of deficiencies observed at the time of this inspection.

Deficient Items:

Some nails need to be sealed at the rooftop to prevent them from rusting.

Minor aggregate loss was observed at some shingle surface areas; appears to be from foot traffic.

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

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



Some nails need to be sealed at the rooftop to prevent them from rusting.



X

X

D. Roof Structures & Attics

Approximate Average Depth of Insulation: 12 to 14 inches
Approximate Average Thickness of Vertical Insulation: 4 inches
Comments:

Newly blown insulation has been added throughout the attic area, making it difficult to detect deficiencies.

Deficient Items:

There are signs of pests present in the attic, droppings, traps, baits and/or damaged insulation are visible in the attic.

There are several cracked rafters visible in the attic area; see dots.

There are two areas that appear to have had additional horizontal support added, I am unable to verify if additional vertical supports are needed at those locations.

It is my recommendation that you consult with a Structural Engineer to have the framing members evaluated to determine what additional repairs and/or reinforcements are needed.

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

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



There are several cracked rafters visible in the attic area; see dots.

There are two areas that appear to have had additional horizontal support added, I am unable to verify if additional vertical supports are needed at those locations.



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"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

E. Walls (Interior and Exterior)

Wall Materials: Brick Veneer

Comments:

All of the interior walls appear to have recently been painted and it is difficult to detect deficiencies.

Deficient Items:

Routine caulk maintenance is needed at exterior windows, walls, siding and/or door frames and at interior tub and tile areas.

Excessive openings were observed at some exterior walls, see dots.

Cosmetic tape seams and/or nail pops are visible at some interior walls.

There are signs of previous repairs at some interior walls.

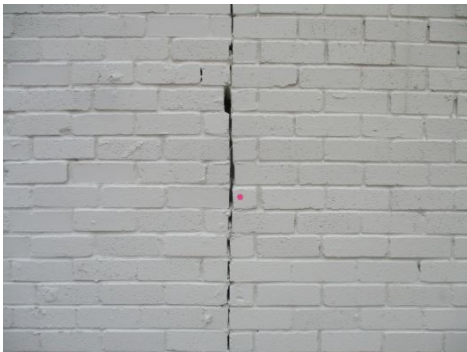
All the exterior brick has been recently painted making it difficult to detect deficiencies. However, there are several areas of the exterior masonry walls have signs of previous repairs, excessive openings that have been filled and signs of excessive movement.

There are signs of previous moisture and/or a dark spot inside the mechanical closet where the furnace and water heater area located. see dot.

Some of the wall tiles are falling off of the wall at one of the restrooms, see dots.

The expansion joints need to be filled in at the left side of the structure.

Several smooth brick has been added to the front west and rear of the home; signs of previous repairs. The East side bricks appears to be original.



The expansion joints need to be filled in at the left side of the structure.

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

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



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"/>	F. Ceilings and Floors
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------------------

Ceiling & Floor Materials:

Comments:

The ceilings have been recently repainted and/or textured making it difficult to detect deficiencies.

Deficient Items:

Nail pops and tape cracks are present at some interior ceilings; these types of deficiencies are considered to be cosmetic in nature.

There are signs of previous repairs visible at some interior ceilings; it is my recommendation that you consult with the seller to determine what repairs have been performed.

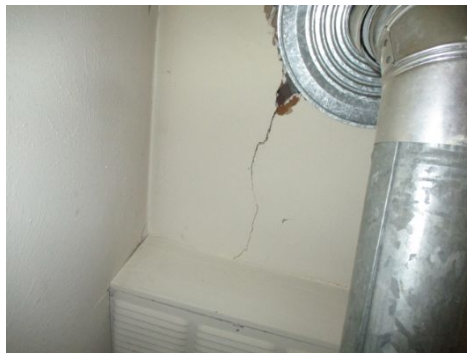
Interior drywall ceilings cracks and or tape seams are visible at some interior locations.

There is a notable slope on some interior floors; I am unable to verify if the deficiency is associated with the foundation.

Approximately 60 percent of the kitchen floor tiles are hollow and/or are not adhered to the floor.

There is a cracked tile in the pantry.

Some of the floors appear to be heaved and/or others slope significantly. (sun room conversion and kitchen)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

X			X
---	--	--	---

G. Doors (Interior and Exterior)

Comments:

Deficient Items:

The weather stripping is deficient at some exit doors. See dots.

Some interior doors need to be adjusted to remain open and/or close properly; see dots.

Some doors swing open and/or shut on their own, see dots.

Some doors have hardware does not work properly, see dots.

Some of the roller latches need to be adjusted and/or are missing; see dots.

Daylight is visible at the garage exit door from the sun room and kitchen.

Some of the doors drag on the frames and others do not latch properly.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒ ☐ ☐ ☒ H. Windows

Window Types: Single pane metal, storm windows and thermal seal (variety)

Comments:

All accessible windows are opening and closing properly at the time of the inspection.

The home is equipped with solar screens making it difficult to detect deficiencies.

Deficient Items:

One of the storm windows is falling out of the frame; see dot. (front right bedroom)

Some of the window screens are not properly installed and others are damaged.

Some of the front windows have bricks that appear to be sloping toward the frame; should slope away from the window.

☐ ☐ ☒ ☐ I. Stairways (Interior and Exterior)

Comments:

☒ ☐ ☐ ☐ J. Fireplaces and Chimneys

Locations: Family room

Types: Fireplace is brick

Comments:

Recommend the fireplace be checked and cleaned yearly before use to insure proper draft and ventilation.

The fireplace damper operates to control and firebox appears to be in good condition, the gas starter bar operated with no leaks detected.

The chimney cap/spark arrestor are in place and secure with no visible deficiencies present.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

X			X
---	--	--	---

K. Porches, Balconies, Decks, and Carports

Comments:

Deficient Items:

Excessive cracks were observed at some areas of the driveway; potential trip hazard and possible vehicle tire damage.

The front driveway, sidewalk and/or patio areas slope towards the structure.

The expansion joints have gaps and/or voids; filler recommended.



Excessive cracks were observed at some areas of the driveway; potential trip hazard and possible vehicle tire damage.

X			
---	--	--	--

L. Other

Materials:

Comments:

The doorbell responded to control and made an audible sound at the time of the inspection.

II. ELECTRICAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

X			X
---	--	--	---

A. Service Entrance and Panels

Panel Locations: Garage

Materials & Amp Rating: Copper with Aluminum mains

Comments:

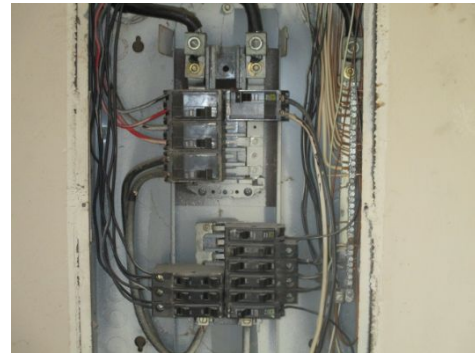
All of the breakers appear to be properly labeled.

Deficient Items:

There is no main disconnect present in the panel box. A main disconnect is recommended if all power can not be turned off with six breakers throws.

There are no antioxidants present on the aluminum wires.

I was unable to locate the exterior ground rod and/or wire for the panel box.



here are no antioxidants present on the aluminum wires.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

X			X
---	--	--	---

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Note: Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

We recommend that you install new batteries in the smoke alarms upon move-in.

Deficient Items:

The exterior receptacles are missing the weather proof outlet covers.

Some outlets are loose electrical outlet(s) are loose, See dots

Some fixtures have missing bulbs and/or are not responsive to the wall switch. It is my recommendation that you replace the bulbs and recheck.

Some switches appear to have an unknown origin, see dots.

There are no smoke alarms present at all the recommended locations.

Some receptacles have open grounds and/or bad polarity, see dots.

One of the bathrooms has a receptacle that does not trip with the **GFCI** tester, see dot.

One of the ceiling fans needs to be balanced, see dot.

There are some exterior wall lights that appear to be a photo cell; they were not on and the photo cell is covered with plastic.

One of the receptacles at the laundry room is missing the cover plate.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

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

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Central Forced Air (1)

Energy Sources: Natural gas

Comments:

Recommend that the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper air flow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 degrees.

Note: Full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection.

The central gas heating system produced temperatures in excess of 100 degrees at all supply registers at the time of the inspection.

Deficient Items:

The gas shutoff valve requires a specialty tool; the cutoff valve should be readily accessible with a hand turn knob.

There is no fire collar at the furnace ceiling.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒
☐
☐
☒

B. Cooling Equipment

Type of Systems: Central Forced Air (1)

Comments:

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 °F because of possible damage to the compressor. We can only determine the temperature differential at the time of the inspection.

Deficient Items:

The cooling unit appears to be old (2003)and may be near the end of its expected lifespan. It is my recommendation that you have it checked by a qualified HVAC Specialist to determine if it needs to be replaced.

The refrigerant lines have missing and/or damaged insulation at the exterior unit.

There are signs of water damage present inside the mechanical closet and/or at the decking below the attic unit. I am unable to verify if there is an active condensation leak and/or if it is old damage.

Air is leaking out at the back of the unit in the mechanical closet.

The exterior condensing unit needs to be cleaned and leveled.

The cooling unit failed to produce temperature differentials that are within the acceptable range of 15 to 22° when placed in cooling mode.

The filter door is missing the screw on knob.

There is a note on the unit in the mechanical closet that says " there is a pan under the unit; check switch if pan is full"? I do not see a pan, it may be inside the return air vent? Consult with ac specialist to determine what type of set-up this is and how it is to be maintained.

It is my recommendation that you have all the HVAC systems cleaned and serviced and evaluated by a qualified HVAC specialist to determine what repairs are needed.

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

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



X			X
---	--	--	---

 C. Duct System, Chases, and Vents

Comments:

Consistent temperatures were produced at all supply locations.

Deficient Items:

Some torn and/or damaged ducts are visible in the attic area.

The laundry room a/c vent is closed and has no lever to open it.



IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

X			X
---	--	--	---

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Street

Location of Main Water Supply Valve: flower beds

Comments:

Static Water Pressure Reading was 60 psi at the time of the inspection:
However, the water pressure will fluctuate periodically throughout the day.

Note: All fixtures were run for 1 minute to look for leaks. Shower(s) checked for 5-10 minutes for the possibility of leaks. And refrigerator water supply lines and valves not inspected.

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain system.

Deficient Items:

The exterior hose bibs need to be insulated, and they are missing the anti-siphon device

Some of the cutoff valves are stuck under the sinks and/or at the commodes.

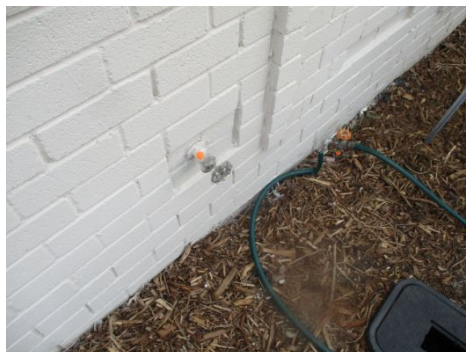
One of the front exterior wall faucets has no water supply.

One of the shower heads leaks at the stem, see dot.

One of the bathroom sinks has cracks in it, see dot.

I was unable to access the water meter to check the leak detection needle; all the front curb area is covered with construction debris.

Both commodes are loose at the base.



One of the front exterior wall faucets has no water supply.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

X			X
---	--	--	---

B. Drains, Wastes, and Vents

Comments:

Note: Only visible and accessible waste lines are checked.

Note: Refrigerator water supply lines and valves not inspected.

Exterior clean out ports in the ground are excluded from the scope of this inspection.

Deficient Items:

One tub is slow draining, see dot.

X			X
---	--	--	---

C. Water Heating Equipment

Energy Sources: Natural Gas (1)

Capacity: Water heater size(s): 40 gallon

Water heater location(s): mechanical closet

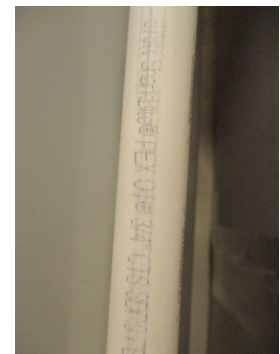
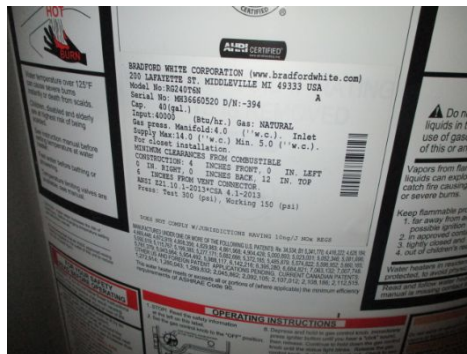
Comments:

The lever on the Temperature and Pressure (known as T&P valve) relief valve(s) was not operated manually because of the possibility of damage to personal property.

The water heater(s) is operating and delivering hot water to all fixtures at this time.

Deficient Items:

An improper material is being used for the T&P line; should be hard piped or CPVC. (Pex is not rated for this application)



An improper material is being used for the T&P line; should be hard piped or CPVC. (Pex is not rated for this application)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

☐ ☒ ☐ ☐ E. Other

Comments:

V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

The dishwasher operated to control, the soap dispenser appeared to function properly, and there were no signs of leaks.

Note: The dishwasher lower panel is not removed for inspection.

Deficient Items:

The unit is somewhat noisy when operating.

☒ ☐ ☐ ☒ B. Food Waste Disposers

Comments:

Disposer operated without excessive noise or vibration and no leaks or damages noted.

Deficient Items:

The drip loop is improperly installed; it should be high on the dishwasher side and loop down and back up to the disposer to prevent cross contamination

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The drip loop is improperly installed; it should be high on the dishwasher side and loop down and back up to the disposer to prevent cross contamination

X			
---	--	--	--

C. Range Hood and Exhaust Systems

Comments:

Unit responded to controls, fan and light operated at all speeds/settings, and filters are in place.

X			
---	--	--	--

D. Ranges, Cooktops, and Ovens

Comments:

The burners/elements properly responded to the controls at the time of the inspection.

The oven produced a reading of 354°F at a 350 °F setting in BAKE mode. This is within the acceptable range of ±25 °F when preheated at 350 degrees in bake mode.

X			X
---	--	--	---

E. Microwave Ovens

Comments:

Note: Microwave oven is not inspected for radiation leaks.

The unit responded to control and passed the water heat test.

Deficient Items:

The unit needs to be leveled to ensure that it heats properly.

X			
---	--	--	--

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust fans responded to control without excessive noise or vibration; I was unable to locate where they are terminating.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒ ☐ ☐ ☐ G. Garage Door Operators

Door Type:

Comments:

Opener(s) did respond to control, did open and close the garage door(s), and did auto reverse as designed at the time of the inspection.

☒ ☐ ☐ ☐ H. Dryer Exhaust Systems

Comments:

Recommend that the dryer vent system be checked and cleaned periodically for lint buildup.

The dryer vent appears to be terminated to the exterior.

☐ ☒ ☐ ☐ I. Other

Comments:

There is no propane tank for the unit.

VI. OPTIONAL SYSTEMS

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

Comments:

Deficient Items:

Some spray heads need to be adjusted as they are spraying onto the structure.

The unit does not cycle past zone 2 and the controller is loose on the wall. None of the zones are labeled.

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

Type of Construction:

Comments:

☐ ☐ ☒ ☐ C. Outbuildings

Materials:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☐☐☒☐

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:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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 5 Item: B	Grading and Drainage	<p>Deficient Items:</p> <p>The soil line is too high around some areas of the foundation wall. Ideally you should have 2" to 4" of concrete visible at the foundation wall.</p> <p>The drainage is negative and/or flat around all sides of the structure with signs of active/previous ponding present.</p> <p>Some gutters are missing downspouts, elbows and/or splash blocks.</p> <p>Recommend consulting with a grading and drainage specialist to determine what corrective actions are needed to ensure that water is properly routed away from the structure.</p> <p>There is a subsurface drain at the left front side of the structure; I am unable to locate where it is terminating.</p>
Page 6 Item: C	Roof Covering Materials	<p>Deficient Items:</p> <p>Some nails need to be sealed at the rooftop to prevent them from rusting.</p> <p>Minor aggregate loss was observed at some shingle surface areas; appears to be from foot traffic.</p>
Page 7 Item: D	Roof Structures & Attics	<p>Deficient Items:</p> <p>There are signs of pests present in the attic, droppings, traps, baits and/or damaged insulation are visible in the attic.</p> <p>There are several cracked rafters visible in the attic area; see dots.</p> <p>There are two areas that appear to have had additional horizontal support added, I am unable to verify if additional vertical supports are needed at those locations.</p> <p>It is my recommendation that you consult with a Structural Engineer to have the framing members evaluated to determine what additional repairs and/or reinforcements are needed.</p>

Page 9 Item: E	Walls (Interior and Exterior)	<p>Deficient Items:</p> <p>Routine caulk maintenance is needed at exterior windows, walls, siding and/or door frames and at interior tub and tile areas.</p> <p>Excessive openings were observed at some exterior walls, see dots.</p> <p>Cosmetic tape seams and/or nail pops are visible at some interior walls.</p> <p>There are signs of previous repairs at some interior walls.</p> <p>All the exterior brick has been recently painted making it difficult to detect deficiencies. However, there are several areas of the exterior masonry walls have signs of previous repairs, excessive openings that have been filled and signs of excessive movement.</p> <p>There are signs of previous moisture and/or a dark spot inside the mechanical closet where the furnace and water heater area located. see dot.</p> <p>Some of the wall tiles are falling off of the wall at one of the restrooms, see dots.</p> <p>The expansion joints need to be filled in at the left side of the structure.</p> <p>Several smooth brick has been added to the front west and rear of the home; signs of previous repairs. The East side bricks appears to be original.</p>
Page 11 Item: F	Ceilings and Floors	<p>Deficient Items:</p> <p>Nail pops and tape cracks are present at some interior ceilings; these types of deficiencies are considered to be cosmetic in nature.</p> <p>There are signs of previous repairs visible at some interior ceilings; it is my recommendation that you consult with the seller to determine what repairs have been performed.</p> <p>Interior drywall ceilings cracks and or tape seams are visible at some interior locations.</p> <p>There is a notable slope on some interior floors; I am unable to verify if the deficiency is associated with the foundation.</p> <p>Approximately 60 percent of the kitchen floor tiles are hollow and/or are not adhered to the floor.</p> <p>There is a cracked tile in the pantry.</p> <p>Some of the floors appear to be heaved and/or others slope significantly. (sun room conversion and kitchen)</p>

Page 12 Item: G	Doors (Interior and Exterior)	<p>Deficient Items:</p> <p>The weather stripping is deficient at some exit doors. See dots.</p> <p>Some interior doors need to be adjusted to remain open and/or close properly; see dots.</p> <p>Some doors swing open and/or shut on their own, see dots.</p> <p>Some doors have hardware does not work properly, see dots.</p> <p>Some of the roller latches need to be adjusted and/or are missing; see dots.</p> <p>Daylight is visible at the garage exit door from the sun room and kitchen.</p> <p>Some of the doors drag on the frames and others do not latch properly.</p>
Page 13 Item: H	Windows	<p>Deficient Items:</p> <p>One of the storm windows is falling out of the frame; see dot. (front right bedroom)</p> <p>Some of the window screens are not properly installed and others are damaged.</p> <p>Some of the front windows have bricks that appear to be sloping toward the frame; should slope away from the window.</p>
Page 14 Item: K	Porches, Balconies, Decks, and Carports	<p>Deficient Items:</p> <p>Excessive cracks were observed at some areas of the driveway; potential trip hazard and possible vehicle tire damage.</p> <p>The front driveway, sidewalk and/or patio areas slope towards the structure.</p> <p>The expansion joints have gaps and/or voids; filler recommended.</p>
ELECTRICAL SYSTEMS		
Page 15 Item: A	Service Entrance and Panels	<p>Deficient Items:</p> <p>There is no main disconnect present in the panel box. A main disconnect is recommended if all power can not be turned off with six breakers throws.</p> <p>There are no antioxidants present on the aluminum wires.</p> <p>I was unable to locate the exterior ground rod and/or wire for the panel box.</p>

Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>Deficient Items:</p> <p>The exterior receptacles are missing the weather proof outlet covers.</p> <p>Some outlets are loose electrical outlet(s) are loose, See dots</p> <p>Some fixtures have missing bulbs and/or are not responsive to the wall switch. It is my recommendation that you replace the bulbs and recheck.</p> <p>Some switches appear to have an unknown origin, see dots.</p> <p>There are no smoke alarms present at all the recommended locations.</p> <p>Some receptacles have open grounds and/or bad polarity, see dots.</p> <p>One of the bathrooms has a receptacle that does not trip with the GFCI tester, see dot.</p> <p>One of the ceiling fans needs to be balanced, see dot.</p> <p>There are some exterior wall lights that appear to be a photo cell; they were not on and the photo cell is covered with plastic.</p> <p>One of the receptacles at the laundry room is missing the cover plate.</p>
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 17 Item: A	Heating Equipment	<p>Deficient Items:</p> <p>The gas shutoff valve requires a specialty tool; the cutoff valve should be readily accessible with a hand turn knob.</p> <p>There is no fire collar at the furnace ceiling.</p>

Page 18 Item: B	Cooling Equipment	<p>Deficient Items:</p> <p>The cooling unit appears to be old (2003) and may be near the end of its expected lifespan. It is my recommendation that you have it checked by a qualified HVAC Specialist to determine if it needs to be replaced.</p> <p>The refrigerant lines have missing and/or damaged insulation at the exterior unit.</p> <p>There are signs of water damage present inside the mechanical closet and/or at the decking below the attic unit. I am unable to verify if there is an active condensation leak and/or if it is old damage.</p> <p>Air is leaking out at the back of the unit in the mechanical closet.</p> <p>The exterior condensing unit needs to be cleaned and leveled.</p> <p>The cooling unit failed to produce temperature differentials that are within the acceptable range of 15 to 22° when placed in cooling mode.</p> <p>The filter door is missing the screw on knob.</p> <p>There is a note on the unit in the mechanical closet that says "there is a pan under the unit; check switch if pan is full"? I do not see a pan, it may be inside the return air vent? Consult with <u>a/c</u> specialist to determine what type of set-up this is and how it is to be maintained.</p> <p>It is my recommendation that you have all the HVAC systems cleaned and serviced and evaluated by a qualified HVAC specialist to determine what repairs are needed.</p>
Page 19 Item: C	Duct System, Chases, and Vents	<p>Deficient Items:</p> <p>Some torn and/or damaged ducts are visible in the attic area.</p> <p>The laundry room a/c vent is closed and has no lever to open it.</p>
PLUMBING SYSTEM		

Page 20 Item: A	Plumbing Supply, Distribution Systems and Fixtures	<p>Deficient Items:</p> <p>The exterior hose bibs need to be insulated, and they are missing the anti-siphon device</p> <p>Some of the cutoff valves are stuck under the sinks and/or at the commodes.</p> <p>One of the front exterior wall faucets has no water supply.</p> <p>One of the shower heads leaks at the stem, see dot.</p> <p>One of the bathroom sinks has cracks in it, see dot.</p> <p>I was unable to access the water meter to check the leak detection needle; all the front curb area is covered with construction debris.</p> <p>Both commodes are loose at the base.</p>
Page 21 Item: B	Drains, Wastes, and Vents	<p>Deficient Items:</p> <p>One tub is slow draining, see dot.</p>
Page 21 Item: C	Water Heating Equipment	<p>Deficient Items:</p> <p>An improper material is being used for the T&P line; should be hard piped or CPVC. (Pex is not rated for this application)</p>
APPLIANCES		
Page 22 Item: A	Dishwashers	<p>Deficient Items:</p> <p>The unit is somewhat noisy when operating.</p>
Page 22 Item: B	Food Waste Disposers	<p>Deficient Items:</p> <p>The drip loop is improperly installed; it should be high on the dishwasher side and loop down and back up to the disposer to prevent cross contamination</p>
Page 23 Item: E	Microwave Ovens	<p>Deficient Items:</p> <p>The unit needs to be leveled to ensure that it heats properly.</p>
OPTIONAL SYSTEMS		
Page 24 Item: A	Landscape Irrigation (Sprinkler) Systems	<p>Deficient Items:</p> <p>Some spray heads need to be adjusted as they are spraying onto the structure.</p> <p>The unit does not cycle past zone 2 and the controller is loose on the wall. None of the zones are labeled.</p>