



**Coastal Country**  
Property Inspections  
TREC #21496

# Property Inspection Report

*"Your Coastal Country  
Home Inspector"*

Professional Inspector: Russell Kirk  
Texas Real Estate Commission License #21496



*911 Krypton Blvd  
Metropolis, TX 78888*

1/1/2024 9:00 AM

77 degrees Wet/damp weather conditions  
Occupancy status - Vacant home

Inspection Report Prepared For:  
Clark Kent

(361) 463-6615  
Russ@CCPITX.com

Lois Lane - Daily Planet Realty  
Sales Agent/REALTOR®



CoastalCountryPropertyInspections.com

RKirk Inspections, LLC  
DBA Coastal Country Property Inspections

## PROPERTY INSPECTION REPORT FORM

<u>Clark Kent</u>	<u>1/1/2024</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>911 Krypton Blvd, Metropolis, TX 78888</u>	
<i>Address of Inspected Property</i>	
<u>Russell Kirk</u>	<u>TREC License #21496</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

### RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

### RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

### REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

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

An inspection report will describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals and it is recommended that qualified contractors, licensed where required, be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The documentation in this report is not an exhaustive list of deficiencies and cosmetic only defects are not commented on in this report. Furniture and/or other stored items in the home at the time of the inspection will inhibit visual inspection of the obstructed areas and only visible and accessible areas and components were inspected. Photographs accompanying comments in this inspection report should be considered as examples of an item or condition being described. Not every instance of an item or condition are necessarily represented with individual photographs. Click on photos to enlarge. Click again to reset photos.

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

Wood destroying insect inspections are NOT included with this report; it is beyond the scope of this inspection. Any reference of the possible presence of insects is recommended that a professional investigation be obtained.

Environmental tests for potentially hazardous contaminants such as lead, asbestos, mold, radon, and others are NOT conducted as part of this inspection. Concerns regarding such hazards should be referred to a certified environmental tester.

It is not the intention of this inspection to verify compliance or certification of the structure or any of the structural components of the building with windstorm standards as set forth by the Texas Department of Insurance (TDI), or the Texas Windstorm Insurance Association (TWIA). It is recommended that you verify that windstorm certificate(s) (WPI-8) are on file with TDI for components including but not limited to: walls, windows, doors, garage doors, attached structures, etc. Information is available at [www.tdi.state.tx.us](http://www.tdi.state.tx.us)

**Inspected (I)**

The item, component or unit was inspected and if no other comments were made then it appeared to be functioning as intended.

**Not Inspected (NI)**

The item, component or unit was not inspected and no representations were made of whether or not it was functioning as intended.

**Not Present (NP)**

This item, component or unit was not present or installed in the home.

**Deficient (D)**

The item, component or unit was not functioning as intended and further evaluation or inspection by a qualified professional contractor is recommended.

Most of the references to left or right orientation in the inspection report is determined at the street facing the home.

This Property Inspection Report prepared by:

**Russell Kirk**  
**Professional Real Estate Inspector**  
**TREC License #21496**  
**(361) 463-6615**  
**Russ@CCPITX.com**

[CoastalCountryPropertyInspections.com](http://CoastalCountryPropertyInspections.com)  
[Texas Real Estate Commission License #21496](#)  
[International Association of Certified Home Inspectors R Kirk](#)

----- *Proudly Serving South Texas as "Your Coastal Country Property Inspector"* -----

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D





## A. Foundations

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This report documentation is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Floor coverings, furniture and stored items can prevent recognition of signs of settlement/cracking in the home. It is important to note that this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are processes requiring specialized tools, licenses and possibly excavation. Future performance of the structure cannot be predicted or warranted and any documentation in this report may not be an exhaustive list of indicators of possible adverse performance.

Expansive clay soils, as are typically found in this area, exhibit a great amount of expansion and contraction with varying moisture contents. Establishing a watering schedule to allow frequent watering around the perimeter of the foundation is important to keeping the soil around the foundation at a constant moisture level. A constant moisture level will help control movement in the soils around and under the foundation. With the probability of expansion and contraction of the soils, slab on grade homes and traditional/modern pier and beams homes will quite often experience some degree of foundation distress. It is not uncommon to see some minor deflection cracks in the exterior brick veneer, interior drywall and floor tile. Weather, drainage, leakage and other adverse factors are able to effect structures, and differential movements can occur.

\*Important Note: In the event that structural movement is noted in this report, it is recommended to consult with a foundation contractor and/or a structural engineer that can isolate and identify causes, and determine what corrective steps, if any, should be considered or undertaken to correct any structural movement.

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**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

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### *Type of Foundation(s):*

Pier/block & beam foundation

Front porch slab

The crawlspace was viewed from visible and accessible areas around the perimeter of the home.

Further evaluation is recommended by a qualified foundation contractor and/or structural engineer as to the present and future performance of the foundation and any repairs.

### *Comments:*

The foundation appeared to be performing the intended function of supporting the home structure at the time of the inspection in visible and accessible areas, however the following deficiencies were noted:

Deflections/sloping in interior floor surfaces was observed in some areas consistent with foundation shifting/movement. Further evaluation by a qualified foundation repair company is recommended as to the present and future performance of the home foundation and any repairs.

Some of the piers installed in the crawlspace to support the home foundation still had the paper/cardboard forms adhered to the piers. Removal of the paper/cardboard from the foundation piers is generally recommended to help prevent potential moisture retention issues and pest intrusion.

Some beams observed in the crawlspace were not adequately resting on piers/blocks for proper foundation support and some piers were damaged/leaning.

The front porch slab was cracking in some areas.



I=Inspected

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D=Deficient

I	NI	NP	D
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Paper/cardboard on foundation pier



Crawlspace view



Crawlspace view



Crawlspace view



Piers/blocks damaged/leaning inadequately supporting



Damaged foundation pier/block



Pier/block leaning



Crawlspace view



Front porch slab cracking

I=Inspected

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I	NI	NP	D
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**B. Grading and Drainage**

Lot grading and drainage have a significant impact on the home because of the damage that moisture can have on the foundation. It is very important that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of six (6) inches in ten (10) feet around the perimeter of the home. The inspector is not required to inspect flatwork or detention/retention ponds (except as related to slope and drainage) or determine area hydrology or the presence of underground water or determine the efficiency or performance of underground or surface drainage systems.

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

**Comments:**

Negative site drainage was observed at several sides of the home. Grade around the home should be sloped correctly to properly control the run off of storm water. A slope of 6" in 10' away from the foundation perimeter is recommended for proper drainage necessary to help prevent water from standing and/or ponding next to the foundation area or running into a crawl space.



*Grade slopes toward the crawlspace at the right side of the home*



*Grade slopes toward the crawlspace at the front of the home*



*Grade slopes toward the crawlspace at the back of the home*



*Grade slopes toward the crawlspace at the left side of the home*



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I NI NP D

X			X
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### C. Roof Covering Materials

The inspection of the roof covering materials may or may not be conducted from the roof level if, in the inspector's reasonable judgment: the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof. No determination of remaining life expectancy of the roof covering materials will be documented in this inspection report and the number of layers of roof covering materials may not be documented in the inspection report. An exhaustive list of locations of deficiencies and water penetrations is not required to be reported.

Leaking of the roof/roof covering materials can occur at any time and moisture intrusion often appears at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. An annual inspection of the roof/roof covering materials is recommended to minimize the risk of leakage and to maximize the life of the roof/roof covering materials. Roof top accessories like antennas, satellite dishes, etc., have the potential to cause or contribute to roof leaks. Monitoring of these penetrations for moisture intrusion or deteriorating sealant is generally recommended.

\*Important Note: This inspection *DOES NOT* include a warranty regarding past, present or future leaks and this inspection *DOES NOT* determine the insurability of the roof structure or the roof covering materials. Should you have concerns of insurability, it is recommended to have your insurance company physically inspect the roof structure and roof covering materials for compliance with their policy prior to purchase of the home.

\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

#### Types of Roof Covering:

[X] Asphalt shingle roof covering materials

#### Viewed From:

[X] Pole camera due wet/damp roof covering material conditions

#### Comments:

The roof covering materials appeared to be performing the intended function of protecting the underlying home structure, however the following deficiencies were noted at the time of the inspection:

Exposed fastener heads were noted at some roof penetration flashings. Sealing of exposed fasteners with a proper roofing sealant is recommended to help prevent rust and moisture penetration.

Moisture staining was visible on the roof deck/roof structure in the attic space. The moisture staining was not accessible to touch to determine moisture content and may be attributed to previous roof covering material deficiencies. Further evaluation for any active moisture intrusion and repair recommendations should be conducted by a qualified roofing contractor. (See Roof Structure section of this report for photo)

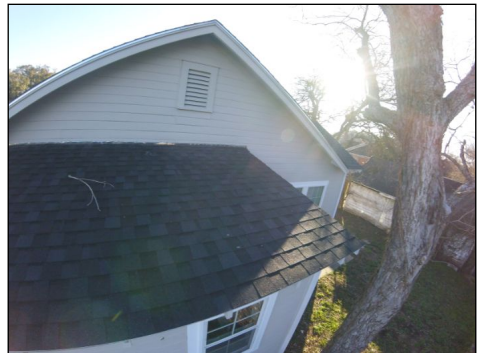
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I	NI	NP	D
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*Exposed fasteners at roof flashing*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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### D. Roof Structures and Attics

Inspection of the roof structure and attic areas of a home/structure are generally evaluated on an "as built" condition based on the time of the original construction. Deficiencies in attic space ventilation, deflections or depressions in the roof surface as related to adverse performance of the framing and decking, insulation and access area components may be identified only in visible and accessible areas.

The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches or areas where no passageway constructed to current safety standards is present for traversing those areas; operate powered ventilators; or provide an exhaustive list of locations of deficiencies and water penetrations.

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

**Viewed from:**

[X] Attic access in the back left bedroom closet

[X] The home attic space was not traversed due to the lack of safe passageway. When no safe passageway is installed in an attic space, persons entering the attic must walk or crawl on the ceiling or attic structure members which are often hidden from view beneath insulation and can be difficult and hazardous. The ceiling covering material (drywall) between will not support the weight of a person. An inspection of what could be viewed and accessed was conducted.

**Approximate Average Depth of Insulation:**

[X] 4-6 inches batt insulation

**Comments:**

**Roof Structure Attic Interior -**

The roof structure appeared to be performing the intended function in visible and accessible areas of the attic space. No significant deflections or depressions were observed in the roof surface that relate to any adverse performance of the framing and decking materials.

**Insulation -**

The visible and accessible areas of the attic insulation appeared to be adequately installed and performing the intended function at the time of the inspection.

**Roof Structure Exterior -**

Kick out flashing/diverter flashing was not installed at one or more areas where the exterior walls and the roof meet around the home exterior. The installation of kickout flashing/diverter flashing is recommended to help direct the flow of storm water away from the exterior wall(s) of the home.

The exposed roof structure/roof deck had some areas of decay/rot at the home exterior that should be repaired to help maintain the structural integrity of the roof structure.

The screen was found to be damaged/missing in one or more of the exterior gable vents. Repair is recommended to help prevent pest intrusion into the attic space.



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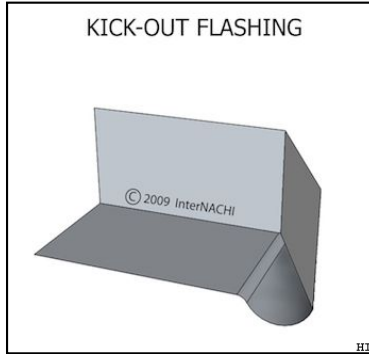
I	NI	NP	D
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Attic & Related Components -

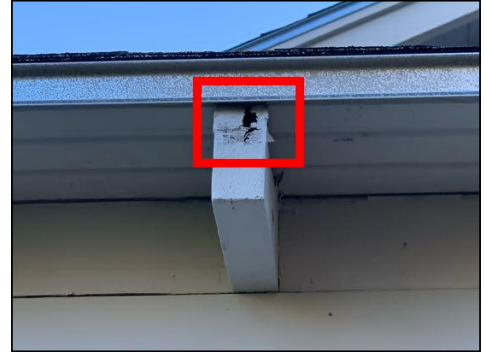
Moisture staining was visible on the roof deck/roof structure in the attic space. The moisture staining was not accessible to touch to determine moisture content and may be attributed to previous roof covering material deficiencies. Further evaluation for any active moisture intrusion and repair recommendations should be conducted by a qualified roofing contractor.



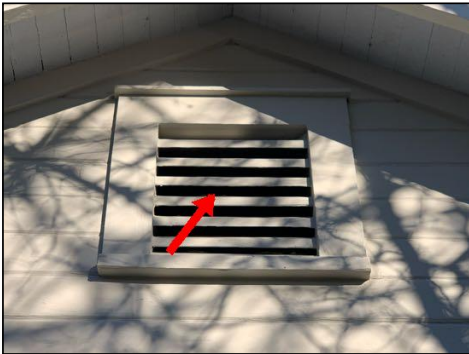
No kick out/diverter flashing at the front of the home



Kickout/diverter flashing (example)



Exposed roof structure (rafter tails) decay/rot at the back of the home



Gable vent screen damaged/missing at the left side of the home



Exposed roof deck decay/rot at the left side of the home



Attic view



Attic view



Attic view





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I	NI	NP	D
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*Moisture stains on roof structure in attic space*

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D=Deficient

I NI NP D

X			X
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## E. Walls (Interior and Exterior)

Inspection of visible and accessible interior and exterior walls and components was conducted. Furniture, personal items, and stored items in cabinets, closets and rooms are not moved by the inspector during the inspection process. The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings paints, stains, or other surface coatings; cabinets; or countertops or provide an exhaustive list of locations of deficiencies and water penetrations. The inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems or operate a lock if the key is not available. The inspection did not cover any issues that are considered to be environmental, such as but not limited to, lead based paint, asbestos, radon, mold, mildew or any microbial growth. All exterior cladding material and/or siding material should be monitored and seams must remain sealed to help prevent moisture penetration.

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

\*Note: A wood destroying insect/termite check was being conducted by an independent pest company at the same time as the home inspection. Refer to the independent pest company WDI/Termite report for their findings.

### *Interior Wall Covering Materials:*

[X] Drywall

[X] Paneling

### *Exterior Wall Covering Materials:*

[X] Wood siding

[X] Wood trim

### *Comments:*

#### **Interior Walls -**

No significant deficiencies in the interior walls of the home were noted in visible and accessible areas at the time of the inspection.

#### **Exterior Walls -**

Rotted and/or decaying wood siding and trim material was observed at the exterior of the home. Many areas of the wood siding and trim at the home exterior were heavily caulked/covered and may potentially conceal additional areas of decay/rot. Repair or replacement should be performed by a qualified contractor.

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I	NI	NP	D
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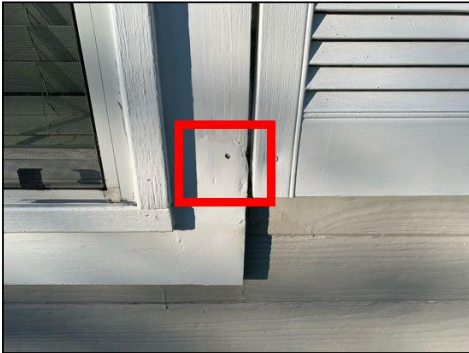
Wood trim decay/rot at the front of the home



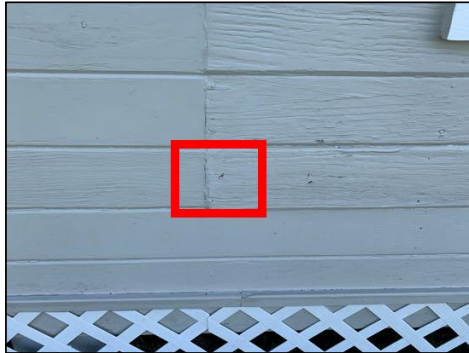
Wood siding decay/rot at the front of the home



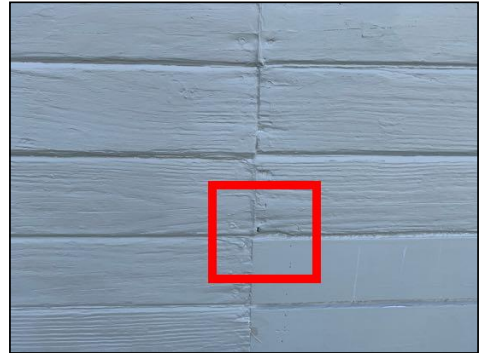
Wood siding decay/rot at the right side of the home



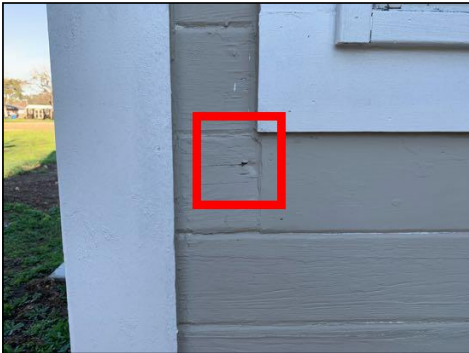
Wood trim decay/rot at the front of the home



Wood siding decay/rot at the right side of the home



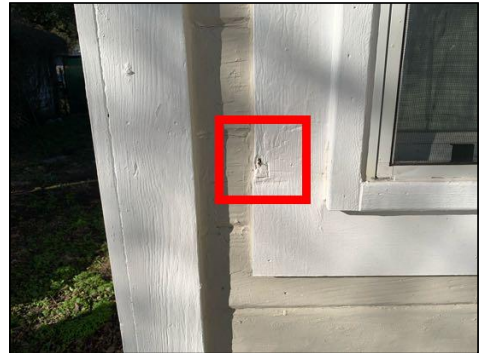
Wood siding decay/rot at the right side of the home



Wood siding decay/rot at the back of the home



Wood trim decay/rot at the back of the home



Wood trim decay/rot at the left side of the home



Wood trim decay/rot at the left side of the home

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I	NI	NP	D
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### F. Ceilings and Floors

Furniture and/or other stored items present in the home at the time of the inspection will inhibit visual inspection of the obstructed areas. Only visible and accessible areas of the interior ceilings and floor covering materials were inspected. The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings paints, stains, or other surface coatings; cabinets; or countertops or provide an exhaustive list of locations of deficiencies and water penetrations. The inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems or operate a lock if the key is not available.

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

**Comments:**

**Floor Covering Materials -**

The laundry room floor was soft in many areas. The laundry room subfloor had areas of water damaged visible in the crawlspace below and at least one floor joist had an area of decay/rot.

The condition of the interior wood floor covering materials was consistent with the age of the home with some visibly scratched, damaged and worn areas noted.

**Ceilings -**

A black colored microbial growth was visible on the interior ceiling drywall in the hall bathroom that had been covered with paint possibly attributed to roof leaking from deficiencies in previous roof covering materials. Further evaluation is recommended by a qualified environmental company for repairs and cleaning of the black microbial growth.



Floor joist decay/rot below laundry room



Black microbial growth on hall bathroom ceiling



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I	NI	NP	D
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X			X
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### G. Doors (Interior and Exterior)

Furniture and/or other stored items present in the home at the time of the inspection will inhibit visual inspection of the obstructed areas. Only visible and accessible interior and exterior doors were inspected. The inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems or operate a door lock if the key is not available. Furniture and/or other stored items in the home at the time of the inspection will inhibit visual inspection of the obstructed areas. Only visible and accessible doors were inspected.

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

**Comments:**

**Doors Interior -**

Many interior doors failed to close/latch properly. Repair/adjustment is recommended for proper operation of the doors.

**Doors Exterior -**

The front exterior door and the back exterior door failed to seal closed properly and did not appear to be adequately weather sealed. Repair/installation of the weatherstrip and/or threshold for proper seal is recommended.



Front exterior door failed to seal closed properly



Back exterior door failed to seal closed properly

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

I	NI	NP	D
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**H. Windows**

The interior and the exterior of windows was inspected and operated if accessible. Signs of lost seals in thermal pane windows may appear and disappear as the temperature and humidity changes so windows with lost seals may not have been evident at the time of the inspection. Thermal windows are only checked for obvious clouding/fogging at the time of the inspection.

The inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems or provide an exhaustive list of locations of deficiencies and water penetrations; exhaustively inspect insulated windows for evidence of broken seals; exhaustively inspect glazing for identifying labels; or identify specific locations of damage. Furniture and/or other stored items in the home at the time of the inspection will inhibit visual inspection of the obstructed areas. Only visible and accessible windows were inspected.

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

**Comments:**

**Windows Interior -**

Accessible windows were inspected and operated. No deficiencies were noted in the operation of accessible windows installed in the home.

The insulating seals appeared to be leaking on the thermal pane windows installed in the home. Discoloration and/or condensation developing between the panes of glass.

**Windows Exterior -**

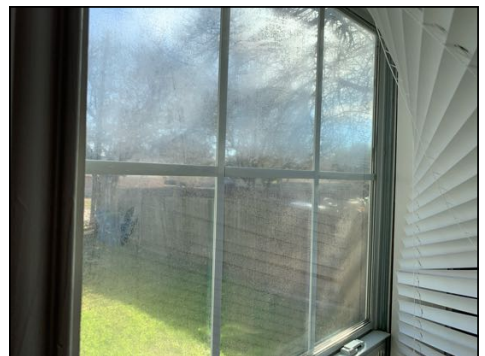
Window screens were found to be damaged at the exterior of some windows.



*Living room window fogged*



*Kitchen window fogged*



*Back left bedroom window fogged*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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### I. Stairways (Interior and Exterior)

The inspection will consist of the identification of deficiencies in balusters that permit passage of an object greater than 4 inches in diameter and deficiencies in steps, stairways, landings, guardrails, and handrails.

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

**Comments:**

The back exterior steps were not installed level and a handrail was not installed. The installation of a handrail at a height between 34 to 38 inches is recommended continuous for the length of the flight for stairway with more than three risers.

The back exterior steps (top step) height exceeded 7 3/4 inches. Current standards recommend that stair/step height not exceed 7 3/4 inches. (Trip Hazard)

The front exterior steps were not installed level. (Trip Hazard)



Back exterior steps not level/No handrail installed



Top step to door threshold exceeded 7 3/4 inches in height



Front exterior steps not level

		X	
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### J. Fireplaces and Chimneys

**Comments:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**K. Porches, Balconies, Decks, and Carports**

The inspection report with identify deficiencies in observable and accessible attached balconies, carports, and porches and abutting porches, decks, and balconies that are used for ingress and egress and report deficiencies in decks 30 inches or higher above the adjacent grade, spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter; and any observed deficiencies in accessible components. The inspector is not required to exhaustively measure every porch, balcony, deck, or attached carport components; or enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

*Comments:*

The front porch slab was cracking in some areas.



*Front porch slab cracking*

**L. Other**

*Comments:*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

## II. ELECTRICAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

**A. Service Entrance and Panels**

Inspection of accessible electrical panels was conducted. The inspection of the electrical system was limited to the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible, therefore, no evaluation of performance of these items can be given.

When it can be performed safely, the dead fronts/covers of electrical panels will be removed to inspect the existing condition of the breakers and conductors in relation to proper sizing and to determine if there are any signs of overheating, double tapped conductors or other deficiencies.

An inspection of the electrical meter, meter can and attached components is beyond the scope of the home inspection and consultation with the electricity provider or a licensed electrician is recommended if more information or evaluation is desired. The inspector will not: identify or determine the present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices; or test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment.

\*Important Note: It is recommended that any deficiencies identified in this report be further evaluated for repairs by a licensed electrician.

\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

*Overhead Electrical Service* [X] 200 amp

*Main electrical panel location -*

[X] Left side exterior wall

**Comments:**

*Overhead Electrical Service -*

The overhead service conductors had inadequate clearance from tree branches which may result in abrasion and damage to the wires. Clearing of trees around the electrical service is recommended only by qualified contractor due to the dangers involved working with and near electrical conductors.

*Main Electrical panel -*

The main panel was inadequately labeled. Current standards recommend that the use of each circuit be legibly identified with sufficient detail to distinguish its use from all other circuits.

Improper size conductors appeared to be installed in a 30amp breaker in the main electrical panel. The use of conductors not rated for the circuit amperage is a potential risk of overheating and a fire hazard. Further evaluation and any repair recommendations by a licensed electrician is recommended.

*AFCI Devices -*

Current standards recommend Arc Fault Circuit Interrupter (AFCI) devices at all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas. AFCI protection devices were not installed at all of these locations and consultation with a licensed electrician can be made to evaluate the compatibility of the current electrical installation with an Arc Fault Circuit Interrupter installation in the home electrical system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

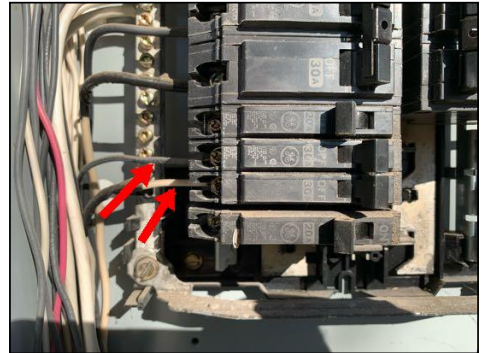
I	NI	NP	D
---	----	----	---



*Overhead electrical service inadequate tree clearance*



*Main panel at left side exterior*



*Improper size conductors in 30amp breaker*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D





## B. Branch Circuits, Connected Devices and Fixtures

A representative number of accessible electrical outlets, switches and fixtures were tested for the presence of power, correct polarity or the presence of grounding where possible. Light fixtures missing light bulbs, motion detection light fixtures and dusk to dawn type light fixtures cannot always be evaluated for operation. The type of branch circuit wiring can only be identified in visible and accessible areas.

The inspector is not required to: inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; or remove the covers of junction, fixture, receptacle or switch boxes.

\*Important Note: It is recommended that any deficiencies identified in this report be further evaluated for repairs by a licensed electrician.

\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

### *Type of Wiring:*

[X] Copper branch circuit wiring visible in main panel

### *Comments:*

#### **250 Volt Receptacles - Dryer -**

The accessible dryer appliance receptacle was inspected for the presence of power only and the presence of power to the receptacle was positively identified with a hand held electrical tester.

#### **250 Volt Receptacles - Range/Oven -**

A range/oven appliance was installed in the kitchen. Inspection of the in use receptacle was not conducted, however the appliance was operative at the time of the inspection.

#### **Smoke Detectors -**

Current standard requires smoke detection equipment at all sleeping rooms, adjacent access rooms (hallways, etc), each level of multi-level dwellings. It is recommended that devices be hard wired with back-up batteries, and interconnected with other devices in the dwelling. See local code authorities for details regarding local requirements. Smoke detectors were installed in all required locations and sounded on test.

#### **Electrical Outlets -**

Some two prong ungrounded outlets were noted in the home. Many homes still utilize this system, however, a vast majority of today's appliances and electronics are equipped with a three prong plug requiring an equipment ground. Installation of an adaptor to allow a three prong plug to fit into a two prong wall receptacle still depicts an ungrounded receptacle. Replacing the two prong wall receptacle with a three prong wall receptacle without adding a ground wire is still an ungrounded receptacle and could be hazardous to people and or equipment.

#### **Tamper Resistance Electrical Outlets -**

Current standards recommend that electrical 15 amp and 20 amp electrical receptacles/outlets installed in a home, attached garage or a detached garage within 5 1/2 feet (1.7m) of the floor be a tamper resistant receptacle/outlet. Tamper-resistant receptacles/outlets have a built-in shutter that helps prevent children from inserting foreign objects in the slots of a receptacle/outlet. The electrical outlets installed did not meet that standard. (Safety Hazard)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Light/Ceiling Fan Fixtures -

The ceiling fan installed in the dining room was inoperative at any switch. Defects may exist with the ceiling fan components, wiring or switches.

Electrical Wiring -

Unsecured electrical wiring was visible in the crawlspace beneath the home. Securing the electrical wiring from ground contact is recommended by a licensed electrician.



*Unsecured electrical wiring in crawlspace beneath the home*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C. Other</b>
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**GFCI Protection**

Ground-fault circuit interrupter protection (GFCI) according to the Texas Real Estate Standards of Practice: 535.229(b) (1) The inspector shall: (C) report as Deficient: (i) the absence of ground-fault circuit interrupter protection in all: {{bathroom receptacles; garage and accessory building receptacles; outdoor receptacles; crawl space receptacles and lighting outlets; basement receptacles; receptacles that serve kitchen countertops; receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub; laundry area receptacles; indoor damp and wet location receptacles; kitchen dishwasher receptacle; electrically heated floors;}}

\*Important Note: It is recommended that deficiencies identified in this report be further evaluated for repairs by a licensed electrician

\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

**Comments:**

**GFCI Devices** - Ground-fault circuit interrupter protection (GFCI) was not present or was defective at one or more areas required by the current standards: bathrooms, garage, outbuildings, exterior, crawlspace, kitchen countertops, laundry area (including 250 volt), undersink; The installation of GFCI devices at required locations is recommended to protect against ground fault shock hazard. Not present and/or defective locations identified below:

Exterior:  
GFCI present and functional

Hall bathroom:  
GFCI present and functional

Kitchen counter:  
GFCI present and functional

Laundry area:  
Not GFCI protected

Dryer breaker/receptacle:  
Not GFCI protected

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

#### A. Heating Equipment

The HVAC (Heating, Ventilation, and Air conditioning) system inspection was a non-intrusive inspection/evaluation based on performance of the equipment and any observed deficiencies. A full inspection of the burner chamber, heat exchanger, evaporator coils or heating elements is not possible without dismantling equipment, which was beyond the scope of this inspection. This inspection does not determine appropriate HVAC equipment sizing for the home. A licensed HVAC contractor should be consulted to evaluate components that were restricted from view/inspection if additional inspection of any burner chamber, heat exchanger, evaporator coils, heating elements or any other component of the HVAC system is desired.

**Type of Systems:**

Central Heating System

**Energy Sources:**  Electricity

**Air handler:**  Trane

**Manufacture date:**  2023

**Location:**  Interior hallway closet

**Comments:**

The heating equipment was operated at the thermostat and warmed the home interior to approximately 82 degrees. No operating/heating deficiencies were observed at the time of the inspection.



Trane HVAC equipment



Warmed heating equipment to 82 degrees

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Cooling Equipment**

The HVAC (Heating, Ventilation, and Air conditioning) system inspection was a non-intrusive inspection/evaluation based on performance of the equipment and any observed deficiencies. A full inspection of the burner chamber, heat exchanger, evaporator coils or heating elements is not possible without dismantling equipment, which was beyond the scope of this inspection. This inspection does not determine appropriate HVAC equipment sizing for the home. A licensed HVAC contractor should be consulted to evaluate components that were restricted from view/inspection if additional inspection of any burner chamber, heat exchanger, evaporator coils, heating elements or any other component of the HVAC system is desired.

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

**Type of Systems:**

Central Air Conditioning System

**Exterior condensing unit -**  Trane

**Manufacture date -**  2022

**Size -**  3 ton

**Location -**  Back exterior

**Comments:**

The temperature differential range of the return and supply air during normal operation of the central cooling equipment between 15 to 22 degrees would indicate adequate performance of the equipment. The home cooling equipment was operated at the thermostat and the temperature differential of the cooling equipment at the time of the inspection was found to be 19 degrees.

The exterior condensing unit was unsecured. Strapping/securing the exterior condensing unit is recommended to help prevent damage to the unit and/or the refrigerant lines.



Trane condensing unit at back exterior



Return Air temperature



Supply Air temperature



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**C. Duct Systems, Chases, and Vents**

*Comments:*

Visible and accessible duct work in the attic space and the interior air registers appeared to be performing the intended function at the time of the inspection.



*Attic ducts*

**D. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Plumbing Supply, Distribution Systems and Fixtures</b>
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Visible and accessible interior and exterior plumbing piping and fixtures were inspected. This inspection was a non-invasive inspection meaning the various systems and walls were not disassembled or opened where there were not accessible access panels for inspection (sealed panels not opened). Sink cabinets containing stored items and built in appliances may limit inspection of some plumbing components. Subsequently, unless there were visual indications of leakage in surrounding areas such as walls or flooring, the identification of plumbing leaks may be difficult.

The inspector is not required to: operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of: the bathtub overflow; clothes washing machine drains or hose bibs; or floor drains; inspect: any system that has been winterized, shut down or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components; for sewer clean-outs; or for the presence or performance of private sewage disposal systems; or determine: quality, potability, or volume of the water supply; or effectiveness of backflow or anti-siphon devices.

Water supply piping materials can only be identified in visible and accessible areas and more than one type of material may be installed and identified. Underground and crawlspace water supply piping material cannot be evaluated or identified.

\*Important Note: It is recommended that any deficiencies identified in this report be further evaluated for repairs by a licensed plumbing contractor.

\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

*Location of water meter:*  Front near the street

*Location of main water supply valve:*  Unable to determine the main water supply shut off location. The water meter should be used to shut off the water supply to the home in the event of a plumbing emergency.

*Static water pressure reading:*  45 psi

*Type of supply piping material:*

Copper

PEX (Cross-Linked Polyethylene)

*Comments:*

The visible and accessible interior plumbing/fixtures appeared to be performing the intended function and no deficiencies were observed at the time of the inspection.

The PEX water supply plumbing visible in the crawlspace beneath the home was not secured/strapped in many areas. Securing/strapping the water supply plumbing is generally recommended to help prevent damage that can contribute to leaking.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Water pressure 45 psi*



*PEX Water supply plumbing in crawlspace not secured/strapped*



*PEX Water supply plumbing in crawlspace not secured/strapped*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X
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## B. Drains, Wastes, and Vents

The inspection was a non-invasive inspection meaning the various systems and walls were not disassembled or opened where there were not accessible access panels for inspection. Shower pan tests are not conducted as part of the home inspection. A plumbing contractor should be consulted if a shower pan test is desired.

Sink cabinets containing stored items may limit inspection of some drain plumbing components. Subsequently, unless there were visual indications of leakage in surrounding areas such as walls or flooring, drain leaks may be difficult to identify. Evaluation and a determination of the integrity of laundry/washing machine drains/standpipes and floor drains cannot be conducted as part of the home inspection and it is generally recommended that a hydrostatic test be performed by a licensed plumbing company to ensure the integrity of drain/waste plumbing beneath the home that cannot be visually inspected.

Drain piping materials can only be identified in visible and accessible areas and more than one type of material may be installed and identified. Underground and crawlspace drain piping material cannot always be evaluated or identified.

\*Important Note: It is recommended that any deficiencies identified in this report be further evaluated for repairs by a licensed plumbing contractor.

\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

### *Type of drain piping material:*

[X] PVC (Polyvinyl Chloride)

[X] Cast Iron (Visible drain venting)

[X] Galvanized Steel

### *Drain plumbing clean out location:*

[X] Unable to determine clean out location

### *Comments:*

Some visible areas of the drain plumbing beneath the home were not properly secured/strapped. Current standards recommended that pvc drain plumbing be strapped every four feet. Hangers/straps should not compress, distort, cut, or abrade the piping, need to allow free movement of the pipe and any pipe exposed to sharp surfaces be protected.

The drain plumbing was found to be leaking in the crawlspace beneath the home/bathroom. Repair of the drain plumbing leaking is recommended by a licensed plumbing contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Drain plumbing leaking beneath the home/bathroom

X			X
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**C. Water Heating Equipment**

Any visible deficiencies in observable and accessible areas of the water heating appliance(s) was documented. The inspector is not required to: verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve or determine the efficiency or adequacy of the appliance(s).

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

**Energy Sources:** [X] Electricity

**Capacity:** [X] 50 gallon

**Water heater:** [X] Richmond

**Manufacture date:** [X] 2020

**Location:** [X] Laundry room

**Comments:**

The water heater was functioning and hot water was available to the interior plumbing fixtures at the time of the inspection.

The Temperature and Pressure Relief Valve (TPR valve) was not manually tested during the inspection. Relief valves sometimes do not re-seat after opening. It is recommended that the TPR valve be tested according to manufacturer's instructions and replaced if failure occurs.

Current standards recommended that the water heater have an electrical disconnect means within sight or a lockable breaker in the electrical panel. No lockable breaker was installed on the water heater electrical breaker and no electrical disconnect for the water heater in sight was located.

The Temperature and Pressure Relief valve was plumbed to discharge in the crawlspace beneath the home. Current standards recommended that the Temperature and Pressure Relief valve be plumbed to the exterior in a visible location or not terminate more than 6 inches above a drain/drip pan or waste receptor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Richmond water heater



TPR valve discharge plumbed below the home

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**D. Hydro-Massage Therapy Equipment**

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**E. Gas Distribution Systems and Gas Appliances**

Comments:

No natural gas meter was installed at the left side exterior where provisions were present for natural gas.



No natural gas meter installed at left side exterior

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## V. APPLIANCES

**A. Dishwashers**

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

*Comments:*

The dishwasher installed in the kitchen of the home was operated through a wash cycle and appeared to be performing the intended function, however the following deficiencies were noted:

The dishwasher drain did not have a secured loop installed in the drain plumbing. (Backflow prevention high loop). The installation of a secured loop (high loop) in the dishwasher drain plumbing is recommended to help prevent backflow.



*No high loop installed in the dishwasher drain for backflow prevention*

**B. Food Waste Disposers**

*Comments:*

The kitchen sink food disposer was operated and appeared to function according to design and the intended purpose.

**C. Range Hood and Exhaust Systems**

*Comments:*

The recirculating type range hood was properly vented from the microwave and appeared to function according to design and intended purpose.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

*Comments:*

The electric range installed in the kitchen of the home was operated. The burners warmed and no operating deficiencies were noted.

The electric oven installed in the kitchen of the home was operated at 350 degrees. The actual temperature was measured at 325 degrees. (25 degree differential is within current standard)

**E. Microwave Ovens**

*Comments:*

The built in microwave installed in the kitchen of the home was operated. No operating deficiencies were noted at the time of the inspection.

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

*Comments:*

The master bathroom ceiling mechanical exhaust was inspected/operated. No operating deficiencies were noted.  
(Termination location(s) not visible in accessible areas of the attic space)

No ceiling mechanical exhaust was installed in the hall bathroom. An operable window was present in the bathroom.

**G. Garage Door Operators**

**\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient** Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

[X] A metal two car overhead garage door was installed.

*Comments:*

The overhead garage door operator was inspected. The electronic safety reverse sensors were tested and no operating deficiencies were noted at the time of the inspection.

The overhead garage door was equipped with a manual lock system. Current standards recommend that overhead garage doors attached to a garage door operator have the door locks removed or disabled to help prevent damage to the door and/or the opener in the event the appliance is operated with the door lock engaged.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### H. Dryer Exhaust Systems

\*Multiple Boxes Checked in this section: (I) Inspected (D) Deficient Systems and/or components in this section of the report were inspected and one or more deficiencies were observed and documented in the comments below.

*Comments:*

The dryer vent damper was inoperative with some lint build up. The dryer duct termination should be fitted with a closeable gravity or automatic damper (a backdraft damper). A screen should not be installed at the duct terminus as it can trap debris that may be a fire hazard. Inspection of the interior of the dryer duct cannot be conducted during the course of a visual home inspection so the current condition of the interior of the dryer duct (any lint accumulation) cannot be determined. Regular cleaning/maintenance of the dryer vent duct is recommended to help prevent lint build up which may pose a fire hazard.

The dryer vent termination discharged in close proximity to the exterior condensing unit. The efficiency of the condensing unit may be compromised with the venting of hot air from the dryer appliance and any dryer lint may block air flow at the condensing unit. It is recommended that the dryer vent terminate a minimum of ten feet from the condensing unit and a minimum of three feet from building openings.



*Dryer vent termination too close to back exterior condensing unit*

### I. Other

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A. Landscape Irrigation (Sprinkler) Systems</b>
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*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Swimming Pools, Spas, Hot Tubs, and Equipment</b>
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*Type of Construction:*

*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Outbuildings</b>
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*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Private Water Wells (A coliform analysis is recommended)</b>
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*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>E. Private Sewage Disposal Systems</b>
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*Type of System:*

*Location of drain Field:*

*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Other Built-in Appliances</b>
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*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>G. Other</b>
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*Comments:*

## Report Summary

<b>STRUCTURAL SYSTEMS</b>		
Page 5 Item: A	Foundations	<p>Deflections/sloping in interior floor surfaces was observed in some areas consistent with foundation shifting/movement. Further evaluation by a qualified foundation repair company is recommended as to the present and future performance of the home foundation and any repairs.</p> <p>Some of the piers installed in the crawlspace to support the home foundation still had the paper/cardboard forms adhered to the piers. Removal of the paper/cardboard from the foundation piers is generally recommended to help prevent potential moisture retention issues and pest intrusion.</p> <p>Some beams observed in the crawlspace were not adequately resting on piers/blocks for proper foundation support and some piers were damaged/leaning.</p> <p>The front porch slab was cracking in some areas.</p>
Page 7 Item: B	Grading and Drainage	<p>Negative site drainage was observed at several sides of the home. Grade around the home should be sloped correctly to properly control the run off of storm water. A slope of 6" in 10' away from the foundation perimeter is recommended for proper drainage necessary to help prevent water from standing and/or ponding next to the foundation area or running into a crawl space.</p>
Page 8 Item: C	Roof Covering Materials	<p>Exposed fastener heads were noted at some roof penetration flashings. Sealing of exposed fasteners with a proper roofing sealant is recommended to help prevent rust and moisture penetration.</p> <p>Moisture staining was visible on the roof deck/roof structure in the attic space. The moisture staining was not accessible to touch to determine moisture content and may be attributed to previous roof covering material deficiencies. Further evaluation for any active moisture intrusion and repair recommendations should be conducted by a qualified roofing contractor. (See Roof Structure section of this report for photo)</p>
Page 10 Item: D	Roof Structures and Attics	<p><b>Roof Structure Exterior -</b></p> <p>Kick out flashing/diverter flashing was not installed at one or more areas where the exterior walls and the roof meet around the home exterior. The installation of kickout flashing/diverter flashing is recommended to help direct the flow of storm water away from the exterior wall(s) of the home.</p> <p>The exposed roof structure/roof deck had some areas of decay/rot at the home exterior that should be repaired to help maintain the structural integrity of the roof structure.</p> <p>The screen was found to be damaged/missing in one or more of the exterior gable vents. Repair is recommended to help prevent pest intrusion into the attic space.</p> <p><b>Attic &amp; Related Components -</b></p> <p>Moisture staining was visible on the roof deck/roof structure in the attic space. The moisture staining was not accessible to touch to determine moisture content and may be attributed to previous roof covering material deficiencies. Further evaluation for any active moisture intrusion and repair recommendations should be conducted by a qualified roofing contractor.</p>

Page 13 Item: E	Walls (Interior and Exterior)	<p><b>Exterior Walls -</b></p> <p>Rotted and/or decaying wood siding and trim material was observed at the exterior of the home. Many areas of the wood siding and trim at the home exterior were heavily caulked/covered and may potentially conceal additional areas of decay/rot. Repair or replacement should be performed by a qualified contractor.</p>
Page 15 Item: F	Ceilings and Floors	<p><b>Floor Covering Materials -</b></p> <p>The laundry room floor was soft in many areas. The laundry room subfloor had areas of water damaged visible in the crawlspace below and at least one floor joist had an area of decay/rot.</p> <p>The condition of the interior wood floor covering materials was consistent with the age of the home with some visibly scratched, damaged and worn areas noted.</p> <p><b>Ceilings -</b></p> <p>A black colored microbial growth was visible on the interior ceiling drywall in the hall bathroom that had been covered with paint possibly attributed to roof leaking from deficiencies in previous roof covering materials. Further evaluation is recommended by a qualified environmental company for repairs and cleaning of the black microbial growth.</p>
Page 16 Item: G	Doors (Interior and Exterior)	<p><b>Doors Interior -</b></p> <p>Many interior doors failed to close/latch properly. Repair/adjustment is recommended for proper operation of the doors.</p> <p><b>Doors Exterior -</b></p> <p>The front exterior door and the back exterior door failed to seal closed properly and did not appear to be adequately weather sealed. Repair/installation of the weatherstrip and/or threshold for proper seal is recommended.</p>
Page 17 Item: H	Windows	<p>The insulating seals appeared to be leaking on the thermal pane windows installed in the home. Discoloration and/or condensation developing between the panes of glass.</p> <p><b>Windows Exterior -</b></p> <p>Window screens were found to be damaged at the exterior of some windows.</p>
Page 18 Item: I	Stairways (Interior and Exterior)	<p>The back exterior steps were not installed level and a handrail was not installed. The installation of a handrail at a height between 34 to 38 inches is recommended continuous for the length of the flight for stairway with more than three risers.</p> <p>The back exterior steps (top step) height exceeded 7 3/4 inches. Current standards recommend that stair/step height not exceed 7 3/4 inches. (Trip Hazard)</p> <p>The front exterior steps were not installed level. (Trip Hazard)</p>

**ELECTRICAL SYSTEMS**

Page 21 Item: A	Service Entrance and Panels	<p><b>Overhead Electrical Service -</b></p> <p>The overhead service conductors had inadequate clearance from tree branches which may result in abrasion and damage to the wires. Clearing of trees around the electrical service is recommended only by qualified contractor due to the dangers involved working with and near electrical conductors.</p> <p><b>Main Electrical panel -</b></p> <p>The main panel was inadequately labeled. Current standards recommend that the use of each circuit be legibly identified with sufficient detail to distinguish its use from all other circuits.</p> <p>Improper size conductors appeared to be installed in a 30amp breaker in the main electrical panel. The use of conductors not rated for the circuit amperage is a potential risk of overheating and a fire hazard. Further evaluation and any repair recommendations by a licensed electrician is recommended.</p> <p><b>AFCI Devices -</b></p> <p>Current standards recommend Arc Fault Circuit Interrupter (AFCI) devices at all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas. AFCI protection devices were not installed at all of these locations and consultation with a licensed electrician can be made to evaluate the compatibility of the current electrical installation with an Arc Fault Circuit Interrupter installation in the home electrical system.</p>
Page 23 Item: B	Branch Circuits, Connected Devices and Fixtures	<p><b>Tamper Resistance Electrical Outlets -</b></p> <p>Current standards recommend that electrical 15 amp and 20 amp electrical receptacles/outlets installed in a home, attached garage or a detached garage within 5 1/2 feet (1.7m) of the floor be a tamper resistant receptacle/outlet. Tamper-resistant receptacles/outlets have a built-in shutter that helps prevent children from inserting foreign objects in the slots of a receptacle/outlet. The electrical outlets installed did not meet that standard. (Safety Hazard)</p> <p><b>Light/Ceiling Fan Fixtures -</b></p> <p>The ceiling fan installed in the dining room was inoperative at any switch. Defects may exist with the ceiling fan components, wiring or switches.</p> <p><b>Electrical Wiring -</b></p> <p>Unsecured electrical wiring was visible in the crawlspace beneath the home. Securing the electrical wiring from ground contact is recommended by a licensed electrician.</p>
Page 25 Item: C	Other	<p>Laundry area: Not GFCI protected</p> <p>Dryer breaker/receptacle: Not GFCI protected</p>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 27 Item: B	Cooling Equipment	<p>The exterior condensing unit was unsecured. Strapping/securing the exterior condensing unit is recommended to help prevent damage to the unit and/or the refrigerant lines.</p>



<b>PLUMBING SYSTEMS</b>		
Page 29 Item: A	<b>Plumbing Supply, Distribution Systems and Fixtures</b>	The PEX water supply plumbing visible in the crawlspace beneath the home was not secured/strapped in many areas. Securing/strapping the water supply plumbing is generally recommended to help prevent damage that can contribute to leaking.
Page 31 Item: B	<b>Drains, Wastes, and Vents</b>	<p>Some visible areas of the drain plumbing beneath the home were not properly secured/strapped. Current standards recommended that pvc drain plumbing be strapped every four feet. Hangers/straps should not compress, distort, cut, or abrade the piping, need to allow free movement of the pipe and any pipe exposed to sharp surfaces be protected.</p> <p>The drain plumbing was found to be leaking in the crawlspace beneath the home/bathroom. Repair of the drain plumbing leaking is recommended by a licensed plumbing contractor.</p>
Page 32 Item: C	<b>Water Heating Equipment</b>	<p>Current standards recommended that the water heater have an electrical disconnect means within sight or a lockable breaker in the electrical panel. No lockable breaker was installed on the water heater electrical breaker and no electrical disconnect for the water heater in sight was located.</p> <p>The Temperature and Pressure Relief valve was plumbed to discharge in the crawlspace beneath the home. Current standards recommended that the Temperature and Pressure Relief valve be plumbed to the exterior in a visible location or not terminate more than 6 inches above a drain/drip pan or waste receptor.</p>
<b>APPLIANCES</b>		
Page 34 Item: A	<b>Dishwashers</b>	The dishwasher drain did not have a secured loop installed in the drain plumbing. (Backflow prevention high loop). The installation of a secured loop (high loop) in the dishwasher drain plumbing is recommended to help prevent backflow.
Page 36 Item: H	<b>Dryer Exhaust Systems</b>	<p>The dryer vent damper was inoperative with some lint build up. The dryer duct termination should be fitted with a closeable gravity or automatic damper (a backdraft damper). A screen should not be installed at the duct terminus as it can trap debris that may be a fire hazard. Inspection of the interior of the dryer duct cannot be conducted during the course of a visual home inspection so the current condition of the interior of the dryer duct (any lint accumulation) cannot be determined. Regular cleaning/maintenance of the dryer vent duct is recommended to help prevent lint build up which may pose a fire hazard.</p> <p>The dryer vent termination discharged in close proximity to the exterior condensing unit. The efficiency of the condensing unit may be compromised with the venting of hot air from the dryer appliance and any dryer lint may block air flow at the condensing unit. It is recommended that the dryer vent terminate a minimum of ten feet from the condensing unit and a minimum of three feet from building openings.</p>