



REAL ESTATE INSPECTION REPORT

Jim Malone



1634 Racine Rd. - Amarillo, TX - 79109

11/16/2018 - 185044

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PROPERTY INSPECTION REPORT

Prepared For: **Jim Malone**

(Name of Client)

Concerning: **1634 Racine Rd., Amarillo, TX 79109**

(Address or Other Identification of Inspected Property)

By: **Jeff Worsham - TREC # 9676**

11/16/2018

(Name and License Number of Inspector)

(Date)

(Name, License Number Sponsoring Inspector)

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, renovations, 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

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(<http://www.trec.texas.gov>).

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 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

Congratulations on finding a home, and thank you for choosing Archstone Home Inspections!

The inspection of the property listed above has been performed in accordance with the Rules of the Texas Real Estate Commission, 22 TAC §§535.228–535.233 Standards of Practice.

The home inspection report is divided into several sections; Structural, Electrical, Heating & Cooling, Plumbing, Appliances, and Optional Systems. Each major system is broken down into items within that system. Notes for each item are classified as “Comments” or “Issues”. “Comment” notes can include general information about the item, advice for future maintenance, and recommended repairs that are not urgent or major. “Issues” generally include only notes that indicate a deficiency. Any deficiency that is significant in terms of cost to repair, or requires prompt attention because of safety concerns or to avoid further damage will be reported as an issue. The classification of an item as a comment or an issue is only the opinion of the inspector, and you should assess any reported item as you see fit. Our objective is to help you to understand our findings, rather than to pass judgment or help you decide how to deal with the findings. Need for repair or specialist evaluation are the opinion of the inspector. Any digital pictures that are provided with the inspection report are considered a part of the report; therefore conditions that are visible in the pictures are considered a reported condition.

The inspection report is prepared exclusively for the client named above, and is not transferable to anyone in any form. Archstone Services, Inc. accepts no obligations or responsibilities to other parties that obtain access to the report or findings of this inspection, except as directed by the client to clarify findings with another party.

Per the Departure Provision set forth in the Standards of Practice, the following items are excluded from the inspection unless a specific note is made about its condition, and in that event the inspection of that item was performed only to the extent that the noted conditions were observed: antennas, automatic oven cleaners, buried plumbing, clock timers, door locks, humidifiers, ice makers, intercoms, laundry equipment, landscape and outdoor lighting, microwave leakage, refrigerators, security systems, solar equipment, storage buildings, water wells or water softeners. Inspection of the following items is usually limited by accessibility: the fireplace chimney crown and cap and roof covering may be inspected from the ground only. The shower pan is not accessible and inspection results are not conclusive. Gas lines are checked only at accessible connections when gas odor is evident. A random sampling of accessible electrical outlets and switches will be tested. Laundry dryer outlet wiring is not accessible and grounding is not verified. A random sampling of accessible windows will be opened for inspection. If storm windows are installed, they are inspected for cracked or broken glass and visible discrepancies only.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): concrete slab on grade

Comments:

Types: Crawlspace Viewed From: not applicable

1. There are some cracks in the brickwork and mortar, mainly on the South exterior wall.
 2. There are some interior sheetrock cracks, mainly in the front living room, master bedroom, master bedroom closet, master bathroom, and sunroom.
- These are indications of foundation movement, however in my opinion repairs of the foundation are not warranted at this time. With proper maintenance, additional foundation movement can be held to a minimum.

B. Grading and Drainage

Comments:

- The brick veneer is below grade at the concrete slab areas of the house, making it difficult to determine the slab level. This is a common building practice in this area; however, any places where the slab level is less than 6" above the ground level may allow some water penetration.

Issues:

1. There are improper slopes of the rain gutters in the front and rear.

C. Roof Covering Materials

Types of Roof Covering: three-tab asphalt composition shingles

Viewed From: the roof

Comments:

- Insurance company policies regarding roof coverage may vary significantly. This inspection is not an evaluation of insurability. Your insurance company should be consulted for evaluation prior to closing.

Issues:

1. There are areas of raised metal flashing, mainly at the fireplace chimney, at the bottom of the upper front wall, and at the bottom of the furnace vent.
2. There are at least four protruding nails and raised overlapping shingles, mainly on the front upper slope. The nails should be set flush with the underlying shingle, and the overlapping shingles should be sealed with an appropriate material as necessary.
3. There are at least two protruding nails that have worn through the overlapping shingles, mainly on the front lower slopes.

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D. Roof Structures and Attics

Viewed From: the accessible areas of the attic

Approximate Average Depth of Insulation: 4" - 8" deep

Comments:

Types: wood rafters, wood trusses, fiberglass batt insulation, plywood roof decking

1. There is no access to the upper attic space above the second floor rooms.
2. One wood attic access pull-down ladder spring is no longer properly aligned over the arm assembly spring carrier, and the attic stairs are difficult to lift back up to the close position.

Issues:

1. There are damaged areas to the fascia and exterior painting and caulking maintenance is needed on all sides of the house.
2. The attic insulation is missing in some areas above the kitchen, sunroom, rear living room, and master bedroom. Additional insulation will help improve the comfort and energy efficiency of the home.
3. There are some vertical walls in the attic adjacent to conditioned living space that are not insulated, mainly at the upstairs North bedroom, upstairs bathroom, and sunroom.
4. The wall is partially removed on the back of the upstairs bathroom bathtub / shower, and the water supply plumbing is exposed to the attic space.
5. The power attic ventilation fan is disconnected from an electrical supply and is not operable.

E. Walls (Interior and Exterior)

Comments:

Types: wood stud framing, gypsum board interior walls, brick and mortar exterior walls, composite siding exterior walls

Issues:

1. There is moderate to advanced brickwork mortar erosion, mainly near the bottom of the exterior walls on all sides of the house and the chimney ledges. Some areas are in need of repair to help prevent water penetration and pests. Water spraying directly onto the house should be avoided.
2. There are some holes in the brickwork mortar at the kitchen window ledge. These holes need to be sealed with mortar or caulk to help prevent water penetration into the wall below the window.
3. There are areas of damage to the composite wood siding and exterior painting and caulking maintenance is needed on all sides of the house.
4. There is some damage to the bottom of one front porch post, and exterior paint maintenance is needed to both.
5. Exterior caulking maintenance is needed at the junctions between the brickwork and the composite wood siding on both sides of the front porch and on both sides of the fireplace chimney.

F. Ceilings and Floors

Comments:

Types: gypsum board ceiling, concrete floor

1. The attic access is not constructed with fire blocking material. Although this condition is common, it is reported as a deficiency as required by the inspection Standards of Practice.

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G. Doors (Interior and Exterior)

Comments:

1. The front exterior door and door between the house and garage have a double cylinder deadbolt lock and requires a key to open the doors from the inside. This is a fire safety emergency egress issue. (IRC 311.4.4)

Issues:

1. There are indications of previous water damage and water penetration through the bottom of the rear exterior door; evident by damaged/rotted wood at bottom of this door on the exterior and interior.
2. The latch and deadbolt lock catch plates are missing at the rear exterior door.
3. Exterior caulking maintenance is needed between the brickwork and the exterior overhead garage door frame.
4. Exterior paint maintenance is needed at the overhead garage door frame.

H. Windows

Comments:

Types: metal frame single pane, hopper windows

Issues:

1. There are at least ten missing window screens, mainly one at the front living room, one at the kitchen, three at the sunroom, three in the upstairs North bedroom, and two in the upstairs South bedroom.
2. There are at least one damaged window screens, mainly at the rear living room.
3. One sunroom hopper window hangs from a loose trim piece when opening.

I. Stairways (Interior and Exterior)

Comments:

1. The grasping surface of the stairway handrails should be no less than 1-1/4" and no more than 2" in diameter.

Issues:

1. The openings in the stairway handrail / guardrail are larger than recommended. A four inch sphere should not pass through the guardrail. (IRC 312.2)
2. There is no handrail installed at the top steps of the stairs. Any flight of stairs with two or more risers should have a handrail. (IRC 315.1)

J. Fireplaces and Chimneys

Comments:

Types: prefabricated masonry fire box, clay lined chimney flue

1. The gas was shut off and padlocked at the gas meter, and there was no gas supply to the house. A proper gas supply to the fireplace was not confirmed.
2. There is no fireplace chimney screen or rain cap installed. While not required, a rain cap and screen can help prevent water penetration and pests in the chimney.

Issues:

1. There is some deterioration of the fireplace chimney crown mortar. Repairs are recommended to help prevent further deterioration and water penetration damage.
2. There are some openings in the firebox mortar inside the fireplace firebox. The openings should be repaired with fireproof caulk or mortar to help prevent further deterioration and a possible fire hazard.

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K. Porches, Balconies, Decks, and Carports

Comments:

Types: concrete porch and/or patio

1. There are some cracks and damage to the surface of the driveway concrete.

L. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Types: Square D circuit breaker panel

- The main electrical service is single phase 100 amps, 220 volts.
- The main electrical panel is located in the garage.
- The main electrical disconnect is located at the main electrical panel.
- 1. The electrical service grounding electrode and grounding conductor connection are not visible.
- 2. The purpose of all of the circuit breakers was not legibly marked (NEC 408.4).

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper NM "Romex" cable, grounded (three wire)

Comments:

1. Proper testing of smoke alarms to confirm full function is outside the scope of this inspection and was not performed. Smoke alarms should be tested regularly by pressing the test button to confirm electrical power supply is present. Smoke detectors should be installed in the bedrooms and bedroom hallways. Smoke detectors should be replaced every ten years.
2. There is no GFCI (Ground Fault Circuit Interrupter) protection for the receptacle outlets that service all kitchen countertops, the bathroom receptacle outlets or all the outside receptacle outlets. Although this condition is common for older homes, the absence of GFCI protection in these areas is reported as a deficiency as required by the Inspection Standards of Practice. (IRC 3802 NEC 210.8A)
3. Bare, unprotected light bulbs can be a fire and safety hazard. A globe should be installed on any unprotected light bulbs, such as in the closets. Also, the clearance between the closet light fixtures and the storage space in some closets is less than the recommended twelve inches. (IRC 3903.11 NEC 410.8)
4. The doorbell does not operate.
5. Two sunroom light fixtures and one rear living room light fixture did not operate when tested.
6. The trim / wiring splice cover at the top of the upstairs South bedroom ceiling fan has fallen.

Issues:

1. At least one receptacle outlet registered no electricity, mainly in the front living room marked with a blue tag.
2. There is non-terminated wiring in the sunroom ceiling.
3. One GFCI (Ground Fault Circuit Interrupter) receptacle outlet in the garage is not operating properly; it did not trip when tested.
4. Two master bedroom receptacle outlets are loose in the wall.
5. At least one receptacle outlet cover plate is missing, mainly in the rear living room.
6. The pull chain is missing at the upstairs North bedroom closet.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: central forced air furnace(s)

Energy Sources: gas furnace(s)

Comments:

- The gas supply connector is an approved flexible connector.
 - Carbon monoxide detectors are required in homes with gas furnace units. Gas furnace heat exchangers are not entirely visible, and safe function of gas furnaces can be difficult to confirm during a home inspection.
1. The gas was shut off and padlocked at the gas meter, and there was no gas supply to the house. The furnace was visually inspected only.

B. Cooling Equipment

Type of Systems: central refrigerated air conditioning

Comments:

- The outside HVAC equipment is 3 ton. The maximum fuse or circuit breaker allowed is 45 amps. The fuse or circuit breaker installed is 40 amps.
1. The cooling system was not fully tested for performance because the inside temperature at the time of the inspection was 50°F. Operating the cooling system when the outside temperature is below 60°F can cause inaccurate performance measurements.
 2. The cooling capacity of the three ton outside A/C condensing unit may be inadequate for the 2,048 square foot house.

C. Duct Systems, Chases, and Vents

Comments:

Types: insulated flexible ductwork

1. A secondary forced air fan is installed on one HVAC supply air duct to the rear living room. Proper operation of this fan was not confirmed.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: in the alley

Location of main water supply valve: water shut-off located at the water meter

Static water pressure reading: 72 psi

Comments:

Types: copper water supply piping, PEX plastic water supply piping with copper fixture connections

- The underground gas line between the gas meter and the house was not tested for leaks. Any gas odors detected should be cause for immediate inspection of the gas supply system to the home.
- 1. A back-flow prevention / anti-siphon devise, such as a vacuum breaker, is not installed on the rear outdoor faucet. These devices protect against backsiphonage of polluted water into the potable water supply. Although back-flow devices on outdoor hose bibbs were not required until recently, it is reported as a deficiency as required by the Inspection Standards of Practice. (IRC 2902.3.3)

Issues:

1. There are indications of a water leak from the master bathroom shower, evident by moisture present at the floor board in the master bathroom and master bedroom adjacent to the shower. A licensed plumber or shower repair specialist should be consulted for further evaluation.
2. There is cracked glass in the master bathroom shower enclosure.
3. Caulk and grout repair is needed in the master bathroom shower enclosure.
4. Caulk and grout repair is needed in the upstairs bathroom bathtub / shower enclosure.
5. Water drips continuously from the upstairs bathroom bathtub water faucet.

B. Drains, Wastes, and Vents

Comments:

Types: PVC / ABS plastic pipe, cast iron

1. Some of the drain lines under the slab are cast iron. The condition of the drain line was not tested. Testing of the sub-slab plumbing can only be performed by a licensed plumber.

Issues:

1. There is a water leak from the drain line under the upstairs bathroom sink.
2. The master bathroom bathtub drain stopper is missing.
3. Both master bathroom sink drain stoppers are missing or are not installed.
4. The upstairs bathroom sink drain stopper is disconnected and does not operate.
5. The gasket is missing between the master bathroom bathtub overflow drain pipe and cover.

C. Water Heating Equipment

Energy Sources: natural gas, Flammable Vapor Ignition Resistant (FVIR)

Capacity: 50-gallon

Comments:

- The gas was shut off and padlocked at the gas meter, and there was no gas supply to the house. The water heater was visually inspected only.
- The Temperature and Pressure (T&P) relief valve discharge pipe terminates into the safety pan with a safety pan drain into a plumbing drain at the water heater.
- The gas supply connector is an approved flexible connector.

D. Hydro-Massage Therapy Equipment

Comments:

1. The master bathroom bathtub circulating system equipment is not readily accessible for visual inspection or for future service or repairs. Although this condition is common, it is reported as a deficiency as required by the inspection Standards of Practice. (IRC 2720.1)

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E. **Other**

Comments:

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V. APPLIANCES

- A. Dishwashers**
Comments:
Issues:
1. The dishwasher did not operate.
2. There is rust on the dishwasher dish racks.
- B. Food Waste Disposers**
Comments:
- C. Range Hood and Exhaust Systems**
Comments:
Types: exhaust fan vented through the roof
1. There is less than the recommended 24 inch clearance between the oven/range cook-top elements and the bottom of the microwave/range hood.
- D. Ranges, Cooktops, and Ovens**
Comments:
Types: electric oven(s), electric range
1. The oven was set to bake at 350° F. The temperatures recorded were minimum 344°, maximum 393° and average 368°.
2. There is no anti-tip device installed to prevent the oven/range from falling forward when weight is placed on the open oven door. Although this condition is common, it is reported as a deficiency as required by the inspection Standards of Practice.
Issues:
1. The outer ring of the larger front right heating element did not operate - labeled "large burner".
- E. Microwave Ovens**
Comments:
Types: built-in above the oven / range
Issues:
1. The microwave door handle is missing / broken off.
- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
Types: bathroom exhaust fan(s)
1. The upstairs bathroom exhaust fan is vented into the attic rather than to the outside. The vent also may be covered with insulation in the attic. Although this condition is common in this area, it is reported as a deficiency as required by the inspection Standards of Practice. (IRC 303.3)
- G. Garage Door Operators**
Comments:
- H. Dryer Exhaust Systems**
Comments:
Types: vented through the exterior wall

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I. **Other**

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VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**
Comments:

- B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:

- C. Outbuildings**
Comments:

- D. Private Water Wells (A coliform analysis is recommended.)**
Type of Pump:
Type of Storage Equipment:
Comments:

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

- F. Other**
Comments:
Types: security system

ADDENDUM: EXPLANATIONS AND LIMITATIONS

General

Your primary obligation to the inspector is to read the report and understand the observations before you buy the property. If there is anything about the property that concerns you, or if recommended by the inspector, consult a specialist for a professional opinion before you close.

Check the Sellers Documentation

You should ask for all known property condition reports such as engineering reports, previous home inspections, termite inspections and insurance inspections. Another important question is whether any insurance claims have been paid and not used to make the associated repairs.

Limitations and Departures

Unless specified, the following items or conditions are not determined or inspected for the home in general or for any components of the home: code conformance, habitability, insurability, life expectancy, structural capacity, appraised value, conditions in inaccessible areas, easements, environmental contamination (mold, mildew, fungus, lead, asbestos, radon, pesticides, urea formaldehyde, etc.), flooding potential, or wood destroying insect or organism activity or damage. This is not a comprehensive safety inspection. The risks of hazards such as fire, electrocution, falls, and other causes of personal injury and property damage are not eliminated by this inspection.

Plumbing

Unless specified, the inspection does not determine or inspect water supply or sewage capacity, or condition of plumbing in the ground, under the foundation, in the walls, or otherwise inaccessible. The presence or proper function of backflow prevention devices is not determined. Also not inspected unless specified: water quality, presence of lead, solar equipment, water conditioners and filters, private water wells, and septic systems. Water temperature is not measured. Temperature limiting devices are available and recommended to help prevent scalding risks.

Potential Cross Connections – A potential cross connection in a plumbing system exists when non-potable water can come in contact with the potable water supply under any circumstances. Several potential cross connections are common and are often not corrected. Examples include a dishwasher with no air gap in the drain line, toilet trap refill tube with an insufficient air gap, a submerged toilet ballcock valve, outside water faucets without vacuum breakers, and the under sink water filter overflow tube drain line connection. Conditions of this nature may not be specifically included in the report.

Underground Plumbing, including cast iron sewer lines and copper or steel supply lines, can deteriorate and develop leaks that can cause structural problems, including foundation movement or failure. Underground plumbing leaks are typically not visible or detectable during a home inspection, and are specifically excluded. Foundation movement caused by underground plumbing leaks can progress quickly. Foundation movement that does not exhibit visible and significant evidence at the time of the inspection is specifically excluded from the inspection.

Electrical

Switches, outlets, and fixtures are randomly checked. Furniture and other items are not moved to check an electrical component. Unless specified, the following is not determined or inspected: electrical capacity, voltage, ampacity, the compatibility of overcurrent protectors (circuit breakers) with the power requirements of the connected equipment, fire or smoke detection equipment, security systems, or radio/intercom systems. This inspection does not certify or warrant the home to be safe or free from risk of fire, electrocution, or personal injury/death. Always have a licensed electrician familiar with local codes perform electrical repairs.

Heating and Cooling

Systems are operated with normal controls. Air ducts and registers are randomly evaluated. Unless specified, the following conditions are not determined or inspected: register air flow velocity or capacity, air duct cleanliness, refrigerant system freon levels, freon leakage, gas air conditioners, cooling or heating capacity, humidifiers, electronic air filters, programmable thermostats, heat exchanger defects, geothermal heat pump ground loops, or solar equipment. In order to avoid damage to the system, air conditioners may not be activated if outdoor temperatures are below 60°, and heat pump systems may not be operated in heat mode if outdoor temperatures are above 70°. Gas furnaces are not checked for carbon monoxide leakage.

Structural and Foundation

Unless specified, the following is not determined or inspected: potential for future structural problems, prior repairs, documentation of all movement or repair indications, calculation of structural capacities, structural fastener condition or quality, ventilation calculations, deck and balcony capacity, retaining wall condition or functional performance, hand rail safety, or framing span and spacing calculations. Crawlspace with less than 24" of clearance are considered obstructed and inaccessible. Accessible crawlspace areas are observed in a cursory fashion, and extensive wood probing is not performed. Wood damage may be undetected. Any visible termite damage that is discovered will be reported, however this inspection does not involve probing or searching for termite damage. If termite damage is noted, the extent of the damage is not determined. There is no determination provided as to whether the structural system or foundation is or will be considered acceptable for insurance, appraisal, lending, or any other purposes that may require structural evaluation.

ADDENDUM: EXPLANATIONS AND LIMITATIONS

Drainage

Drainage conditions surrounding the building are evaluated based on observations only at the time of the inspection. Any conditions that have the potential of posing drainage problems will be reported. There may be drainage features that are not visible (such as french drains) that resolve the apparent condition. All future drainage possibilities can not be predicted. Drainage problems may exist that were not apparent during the inspection. Unless specified, the following conditions are not determined or inspected: flood plain location, water penetration histories, potential for water penetration into crawls paces or below-grade living areas, rainwater drainage capacity, underground water table level or springs, impact of drainage from or onto other property, or any type of underground drainage system.

Roof and Attic

Roof inspection is limited to visual observation of the surface of the roof covering as it appears at the time of the inspection. The roof surface may be observed from the ground level with binoculars, or from a ladder placed randomly around the house at the eaves, or by walking on the roof, depending on type of roof, roof pitch, weather conditions, and other safety factors. Attic areas with less than 5' of head room or areas that are not decked are considered inaccessible, and will be inspected only to the extent that they are observable from accessible areas. Roof performance under all weather conditions can not be predicted. Unless specified, the following conditions are not determined or inspected: remaining life, manufacturing material defects, use of proper fasteners, fastener placement, prior hail damage, future roof leaks, proper flashing installation under roof covering, and number of existing layers. There is no determination provided as to whether the roof system is or will be considered acceptable for insurance, appraisal, lending, or any other purposes that may require roof evaluation.

Insulation

Insulation is observed when accessing accessible attic areas. The type and estimated depth of insulation may be indicated on the report for information only. Unless specified, the following is not determined or inspected: presence of asbestos, energy efficiency, R value, wall and ceiling void insulation, ventilation in ceiling voids, or vapor barriers.

Windows and Glazing

A random sampling of accessible windows will be opened and closed. Storm window units will not be operated. Unless specified, the following is not determined or inspected: presence of tempered safety glass, locks, security devices, emergency escape dimensions, presence or condition of weep holes, or window flashing behind brick veneer.

Fireplaces

Unless specified, the following is not determined or inspected: proper drafting, code compliance, clearance from combustibles, chimney caps or screens, or chimney crowns.

Lawn Sprinkler System

The sprinkler system is cycled through the various zones using the manual watering function on the system control. Unless specified, the following is not determined or inspected: programmable features or timer operation, rain delay, inadequate coverage or overspray, underground leaks, proper pipe or valve sizing, head spacing, control wiring and connections, or backflow prevention devices. If located, the backflow prevention device is not tested for proper operation.

Swimming Pools and Spas

Unless specified, the following is not determined or inspected: backwash systems and drain line, D/E filter grids, cartridge or sand filter media condition, inaccessible wiring, heating capacity, underground leaks, structural integrity of pool shell, automatic valve operation, programmable controls, remote controls, thermostat controls, tile adhesion, water flow at all inlets or returns, main drain performance, life expectancy, pool shell leakage, or water quality. Safety considerations such as diving boards, slides, slippery surfaces, electrical equipment, and spa drains are not evaluated.

Environmental Conditions, Toxic or Hazardous Substances

The inspection does not determine the presence or absence of any environmental conditions, electric and magnetic fields, radon, lead, toxic or hazardous substances, microbial, bacterial or fungal organisms, or any indoor air quality concern. Any elevated moisture conditions caused by water intrusion of the building envelope or water leaks inside the building may rapidly lead to microbial growth and should be corrected immediately.

Thank you for choosing Archstone Home Inspections!