Subject Property:

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PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: , Austin, TX
(Address or Other Identification of Inspected Property)

By: Richard H Craycroft, Lic #5069 02/12/2016
(Name and License Number of Inspector) (Date)

(Name, License Number of 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, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Opinions and comments in this report are based solely on visually accessible observations of the apparent condition of the structure and appurtenances at the time of inspection. No warranty as to future life, performance and/or need for repairs of items observed, tested and/or commented on is expressed or implied and should not be assumed. No destructive, engineering or scientific tests were performed. Limitations on Inspectors prohibit invasive testing or investigation. Any area that is not visibly accessible should be considered outside the scope of this inspection. The Standards of Practice, the minimum levels of inspection practice required of inspectors for the accessible parts, components, and systems typically found in improvements to real property, excluding detached structures, decks, docks and fences do not apply to "environmental conditions, presence of toxic or hazardous wastes or substances, presence of termites or other wood destroying insects or organisms or compliance with codes, ordinances, statutes or restrictions or the efficiency, quality, or durability of any item inspected" therefore, the inspection will not address such issues. The inspection is a practical test and/or observation of the major components and appurtenances of the structure limited to visual, audible, accessible and operable techniques. No equipment or permanent components of the structure will be dismantled, nor will unsafe or inaccessible areas be entered for the purpose of inspection. No method of repair for any item noted in this report as deficient or in need of repair is either expressed or implied. Inspection, testing and repair should be performed only by qualified and/or licensed trade professionals specializing in the appropriate fields of concern. Hill Country Inspections and the Inspector will not assume any responsibility for loss or damage to property, nor for latent defects that emerge during or after the inspection. This report is provided to the client for their sole and exclusive use only and improper or any other use is strictly prohibited. This report is not transferable and any other than the stated client's use is strictly prohibited. The only valid version of this report shall be the copy on file at Inspector's location or copy in secure format given to client by Inspector. Electronically transferred versions of this report are not to be considered valid and are for informational purposes only.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Slab
Comments:

Structural Stress Indicators

☑ Doors/Windows Out of Alignment	☑ Cracks at Foundation Perimeter
☑ Cracks in Walls and/or Ceilings	☑ Cracks in Exposed Concrete Surfaces
☑ Floors not level	☐ Cracks in Exterior Claddings
☐ Tile Flooring Cracks	☑ Skim Coat Cracks

Performance Opinion: (An opinion on performance is mandatory)
Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

☐ The foundation is performing as intended. There are no overt signs of structural settling.
☐ Structural movement and/or settling noted; however, movement and/or settling does not appear to be excessive. Further evaluation is recommended.
☑ Differential movement and/or structural settling noted. It is recommended that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils is important. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, 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 specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement*.

Additional Issues/Comments:

The foundation has experienced a significant degree of differential structural settling in the past as evidenced by doors and window frames out of square, sloping floors, and cracking to both ceilings and walls. As per seller's disclosure, repairs have performed. Recommend obtaining all pertinent information regarding any repairs performed and investigation into any additional settling that may have occurred. Additional repairs may be necessary in the future at the areas of the foundation that were not addressed at the time of the original repair regimen.

Foundation repair companies provide transferable warranties only for the areas of the house that are repaired. These transferable warranties need to be transferred to the buyer's name upon closing. This usually incurs a processing fee for administrative duties. Contact the company that performed the repairs for more information.

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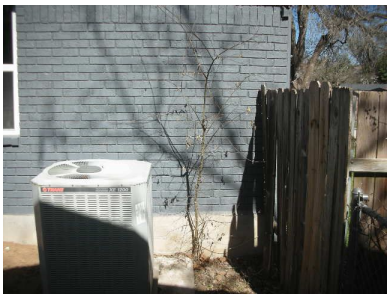
The foundation lacks the required height above finished grade. Foundations shall be a minimum 4" above grade where masonry veneer is used, and a minimum 6" above grade for all other wall materials. This condition will lead to water penetration of the structure and should be considered for correction ASAP. (IRC R404.1.6)

Portions of the foundation are obscured from view. Cold joints , high soil lines, or obscured areas may hide evidence of, or promote termite infestation. Preventative "spot" treatment may be recommended by a Termite Inspector.

Spalling observed along brick ledge and/or at corners of foundation beam. Cracks of this type are the result of friction between exterior cladding and foundation as a result of differential thermal expansion and contraction rates of dissimilar materials and does not represent a loss of structural integrity and are cosmetic in nature unless otherwise noted. Cracks should be monitored and perform repairs in the future as necessary.

There are curing cracks in the exposed concrete floor surfaces. These do not represent a loss of structural integrity.



There are trees growing in close proximity to the foundation perimeter. Trees will cause desiccation of the soil and potential lifting of the foundation by a developing and growing root system.

This area is known to have expansive clay soils with very high plasticity indexes. It is critical to the long term performance of the foundation and the structure to maintain consistency in the soil moisture levels around the foundation. Regular watering in dry periods, gutters and proper drainage for wet periods, and the consideration of adding an irrigation system, if not present, are all necessary steps to ensure long term performance and to help reduce the likelihood of future problems.

Maintaining consistent soil moisture through variations in seasonal changes is important for long term foundation care and maintenance. See the above section, Suggested Foundation Maintenance and Care.

Central Texas is subject to radical shifts in weather patterns and therefore, soil moisture levels which can adversely effect foundation performance. The key is to limit the variations in soil moisture. During extended dry periods landscape irrigation can help mitigate these extreme changes. Proper grading and drainage are critical to prevent excess moisture levels.

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☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

NOTE: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The grade should slope away at a rate of six inches in 10 feet.

☐ Improper drainage from foundation
☐ Gutters draining too close to the structure
☐ Planter(s) adjoining the structure
☐ Trees/Heavy Foliage too close to the structure
☑ Inadequate grading clearance to exterior wall
☐ Grade slopes toward the structure
☑ Extend A/C condensate line 3 feet from foundation
☑ Plumbing Leaks: Hose Bibs/Sprinklers

Additional Issues/Comments:

The installation of gutters, where not present, to control off flow from the roof and to promote better site drainage is strongly recommended to help ensure future foundation performance.

There is erosion occurring at the foundation perimeter. Improper drainage patterns will have a deleterious effect on the long term performance of the foundation.

Grade is in contact with exterior cladding or lacks 4" of clearance to masonry walls or 6" of clearance to all other siding materials as required by IRC R404.1.6. This condition will permit water intrusion into the wall assembly, water damage to structural elements, and is considered to be a conducive condition for termite infestation.

The water heater is leaking.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Covering: Asphalt Shingles
Viewed From: Roof Top and Binoculars
Comments:

Deficiencies Noted:

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☐ Damaged Shingles
☐ Roof decking deflection and/or sagging
☐ More than one layer of roofing
☐ Inappropriate roof covering for slope of the roof
☐ Trim, soffit, facia boards are in need of repair
☐ Flashing is Lifting
☐ Remove Debris From Roof
☐ Trim trees back a minimum of 3 feet
☐ Primary Fasteners: Nails
☐ Primary Fasteners: Staples
☐ Chimney lacks cricket flashing where in excess of 30" in width
☐ Skylight covers not secured and / or flashed properly
☐ Exposed fasteners
☐ Roof penetration(s) not properly flashed /sealed
☐ Missing step/head wall/sidewall/counter kick out flashings
☐ Lower Rain Collars on Exhaust Vents

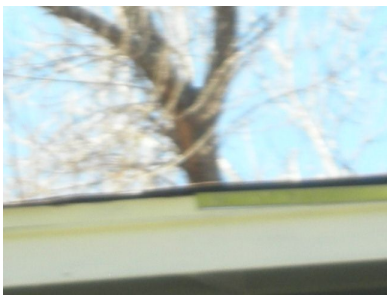
Additional Issues/Comments:

This roof is showing signs of normal aggregate loss, shingle edge feathering, and brittleness for its age. As roofing material ages, aggregate embedded in the shingles tends to loosen and wear away, staining begins to occur and the shingles become increasingly more brittle. Shingles of this type typically have an expected lifespan of around 18-20 years or so, excluding severe environmental factors.

The starter course is not installed as per manufacturer's specifications. Improper installation will result in wind damage to shingles.

There are damaged shingles at the drip edges.

The drip edge flashing is installed improperly. At drip edges, the roof underlayment should be over the drip edge flashing not under the flashing in order to allow water to flow over the joint.



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The drip edge flashings are loose and missing at many areas. Shingles do not lay flat on th roof at the drip edge flashings.

Plumbing vents should extend no less than 6" above the roof surface.

There are deflections in the roof surface and the eaves are sagging.

There are many nails strewn about the roof surface. Remove.

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Entered the Attics
Approximate Average Depth of Insulation: 2"-4"
Comments:

☐ Insufficient attic ventilation
☑ Damaged and / or missing roof sheathing
☑ Evidence of moisture penetration
☑ Evidence of Rodents/Vermin
☐ Inadequate roof support and / or failed members
☑ Inadequate or Missing Attic Access
☑ Damaged and / or missing vent screens
☑ Bath / Kitchen vents terminating in attic
☑ Deflection in roof surface
☑ Insulation voids
☐ Defective Attic Ventilator
☑ Purlins / Struts Improper

Additional Issues/Comments:

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NOTE: the lack of catwalks prevented full attic access.

Insulation is minimal by current standards. Energy efficiency of structure can be greatly increased with additional insulation coverage.

There are insulation voids in the attic resulting in excess thermal transfer to conditioned air spaces and a resultant loss of thermal efficiency of the structure.

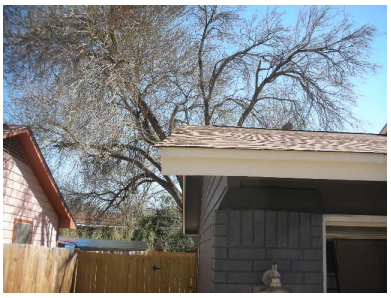
Rafter width cut ends exceed that of ridge boards resulting in open toe joints. This may contribute to splitting of rafters under load at the compression joint. (IRC R802.3)

There are framing gaps at a number of areas.

The purlins are undersized for the rafters supported. Currently, purlins must be equal in dimension to the rafter supported. The struts supporting the purlins lack backers to stiffen the struts. (IRC R802.5.1)

The roof decking is stained at a number of locations. Some decking has been replaced.

The gable vent screens are damaged. The side wall moisture barriers are missing and damaged.



There are deflections in the roof surface and the eaves are sagging.

Garage:

The attic ladder is damaged and in an unsafe condition. Replacement is recommended.

The garage attic ladder is not fire rated for the location installed and is a breach in the required fire wall separation to structure. (IRC R302.6)

The attic storage decking is undersized, has gaps, and is loose. The plywood is too thin and not rated for

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the spans of the ceiling joists. Use and traverse with caution. 3/4" material is required. Replacement is recommended.

Upper Attic:

The attic lacks proper provisions for access. The attic access shall be no less that 30" x 22" when in a ceiling or wall. The attic access shall be in a hallway or other *readily accessible* location. Unobstructed headroom clearance above the access shall be a minimum 30". IRC R807.1

The attic hatches lack weather stripping and insulation resulting in unnecessary heat transfer into and out of conditioned air spaces.

The furnace vent chase is not fire blocked with non combustible material. This will facilitate the rapid spread of fire throughout the structure and is a safety hazard. (IRC R1003.19)

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Comments:

Interior Walls:

☐ Cosmetic Cracks
☑ Freshly Painted
☑ Cracks Indicative of Structural Settling
☐ Water Damage Present

Exterior Walls:

Siding Materials: ☑ Brick ☐ Cement Board ☑ Hardboard ☐ Stone ☐ Vinyl ☐ Aluminum ☐ Asbestos ☐ Stucco ☐ Wood

☑ Facia / trim boards are water damaged at several areas
☐ Mortar is separated or missing in some areas
☑ Caulking / sealant is separated or missing in some areas
☐ Hairline cracks at the brick, stone, or stucco siding
☐ Wood siding is water damaged in some areas
☐ Siding damaged, loose, or missing
☑ Weep Holes Missing/Improper Spacing
☑ Lintel Weep Holes Missing @ Windows/Doors
☑ Head Flashing Missing @Windows/Doors
☐ Stucco Weep Screeds Sealed/Missing
☐ Stucco less than 2" clearance to flatwork
☐ Stucco terminates at or below grade
☐ Trim/Remove Foliage

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Additional Issues/Comments:

Weep holes are missing at the bases of the exterior masonry wall assemblies at various locations. Weep holes are required at intervals of 33" for proper drainage and to allow a path for dispersal of accumulated moisture from bulk water intrusion or water vapor condensation inside of the wall assemblies. (IRC R703.7.6)

There is water damage to various areas of the siding, trim and/or facia. Hardboard siding present. This type of siding is composed of wood fiber, waxes, resins and glues. It is not a water proof material. Edges and rear of panels are not primed or sealed and therefore are susceptible to water damage. It is essential that all surfaces be properly sealed and painted in order to extend lifespan. Regular maintenance will help extend life of product.

Head flashing is not present above the projecting exterior wall trim at windows and doors as required. Head flashing is required to prevent bulk water penetration of the exterior wall assemblies at these vulnerable areas and to protect the trim from exposure and water damage. IRC R703.8(4)

Caulk and seal all gaps at wall penetrations, facia, soffit, frieze, trim boards, and around windows and doors as necessary to prevent bulk water penetration of the exterior wall assemblies.

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The attic gable side wall moisture barriers are missing and damaged.

Cracking and bowing to interior sheet rock is indicative of structural settling.

The drywall tape, float, texture, and finishes are inconsistent.

Siding is damaged at the rear.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

☐ Ceiling cracks in some areas
☑ Signs of structural settling
☑ Floors Unlevel
☐ Water stains on ceiling
☐ Water stains on floor
☑ Freshly Painted

Additional Issues/Comments:

Cracking and bowing at the ceilings is indicative of structural settling.

The floors are noticeably unlevel in various areas.

The drywall tape, float, texture, and finishes are inconsistent.

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

Comments:

Garage Doors: **Type:** ☑ Metal ☐ Wood ☐ Fiberglass

☐ Mounting Bolts Missing
☐ Door Panels Damaged
☐ Tension Springs Lack Safety Cables
☑ Lubricate Wheels/Tracks

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Additional Issues/Comments:

The exterior door threshold(s) is not properly supported and flex when walked upon.

Many doors are uneven in frames, fail to latch properly or hang in the openings indicative of structural settling and/or foundation movement. The bi-fold closet doors drag on the carpet.

Interior doors should be provided with about 3/4" -1" of clearance to the carpet to prevent dragging and wearing arcs in the carpet as well as to allow the free flow of HVAC air when closed. Undercut as necessary for proper function.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

☑ Sash Supports are loose, damaged or missing
☑ Screens Missing/Damaged/Not Installed
☐ Safety glass not present in currently required locations
☐ Thermal pane window seals have failed, moisture is present
☐ Glazing Seals/Plastic Trim Damaged

Additional Issues/Comments:

Screens were noted to be missing or not installed at the time of the inspection.

The bedroom window sills measure at a height in excess of 44" above the floor. Code requires window sills shall be no more than 44" above the floor to provide for emergency egress. (IRC 310.1)

The lower level bath window has loose sash springs and does not operate properly.

☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

Comments:

INT	EXT	
☐	☐	Baluster Spacing on steps exceeds 4 3/8"
☐	☐	Vertical railing spacing exceeds 4"
☑	☐	Overhead clearance less than 6'-8"
☐	☐	Improper dimensions of stair risers
☐	☐	Improper dimensions of stair treads
☐	☐	Hand railing is loose / missing at one or more locations
☐	☐	Hand railing is not terminated properly
☐	☐	Hand railing not at proper height
☐	☐	Hand railing not continuous top to bottom

Additional Issues/Comments:

The stairway measures less than the currently required 36" minimum width. (IRC R311.7.1)

The stairway measures less than the required 31 1/2" minimum width at the hand railing on the upper section of the stairs. (IRC R311.7.1)

The overhead clearance in the stairwell is less than the required 6'-8". (IRC R311.7.2)

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☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Comments:

Type of Fireplace: ☐ Factory ☑ Masonry ☐ Free Standing

☐ Flue in contact with Attic Insulation
☐ Fire Stops Missing Between Levels/Attic
☑ Fire Proof Caulk Missing at Log Starter
☑ Flue Cap/Spark Arrestor Missing
☑ Firebox Bricks Loose/Mortar Deteriorated
☑ Creosote build up in firebox or flue
☐ Damper does not operate or missing
☐ Deficiencies in combustion air vent
☐ Damper Block missing with Gas Log Units
☑ Hearth Undersized

Additional Issues/Comments:

Chimney lacks proper spark arrestor/weather cap.

The crown is cracked and receding from the edge of the chimney resulting in water penetration of the chimney, flue, and fire box.

Creosote/soot build up present in flue is a potential fire hazard and may lead to chimney/flue fires. Recommend cleaning by a qualified chimney sweep.

The fire box bricks are loosened and the mortar has decayed between the bricks as a result of water mixing with creosote and forming an acidic solution that decays the masonry and mortar. Reseal the joints and secure the loose brick to ensure fireplace safety.

Gas starter pipe is missing heat resistant caulk at fire box penetration at the refractory panel. This can allow embers to enter adjacent structures via the exposed annular spaces.

The hearth extension is undersized. Fire box openings measuring less than 6 square feet of opening, for example, the hearth would be required to extend 16" in front and 8" on each side. Fire box openings measuring greater than 6 square feet are required to have hearth extensions of 20" and 12" on each side. IRC 1001.1

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

Comments:

☐ Improper Attachment to Structure
☐ Step down from house to exterior surface < 3 1/2"
☐ Rail/Guard Spacing Exceeds 4"
☐ Spindles or rails greater than 4 3/8" spacing on stairs
☐ Guards Missing > 30" above grade
☐ Rails/Guards Loose
☐ Inadequate/Missing Ledger Flashing
☐ Inaccessible Areas
☐ Decking Water Damaged
☐ Decking Boards Loose
☐ Posts/Supports Not Through Bolted
☐ Posts Lack Standoffs/Grade Contact
☐ Posts Water Damaged
☐ Joist Hangers Missing
☐ Ledgers/Joists/Rim Joists Water Damaged

Additional Issues/Comments:

There are cracks and settling to the flat work such as drives and walkways adjacent to the structure. Flat work and hardscapes lack footings and beams, and are typically about 4" thick, making them susceptible to movement and cracking over time with changing soil moisture levels. As a general rule, this movement does not effect the structural integrity of the foundation unless otherwise noted.

☐ ☑ ☑ ☐ **L. Other**

Comments:

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II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments:

☐ Service Entrance Cable Exposed ☑ Service Drop or Drip Loops <10' Above Grade

Service Panel/Grounding/Bonding **Feeder Wire: ☑ Copper ☐ Aluminum**

☑ Breakers Not Labeled Properly
☐ No Exterior Disconnect Present
☐ Knock Outs/Bushings Missing
☐ Dead Front Spacers Missing
☐ Dead Front Cover Screws Missing
☑ Incorrect Breaker Sizes
☑ Gas Bond Missing
☐ Cold Water Bond Missing
☐ Main Disconnect Missing/> 6 Throws
☐ Dead Front has Pointed Screw(s)
☑ GEC Not Present at Point of First Disconnect
☐ GEC Not Attached to Ground Rod
☐ Anti Oxidation Paste Missing/Al Wire Connections
☐ Meter/Panel Bonds Missing
☐ Panel Access Restricted (30" x 36" x 78")
☐ Seal Panel(s) to Exterior Cladding

Distribution Panel(s):

☐ Breakers Not Labeled Properly
☐ Dead Front Cover Screw(s) Missing
☐ Dead Front Cover Attached with Pointed Screws
☐ Dead Front Cover Spacer(s) Missing
☐ Incorrect Breakers Sizes
☐ Multi Tapped Breakers
☐ Multi Lugged Neutrals
☐ Grounds and Neutrals Bonded
☐ Panel(s) Not Bonded
☐ Multi Wire Circuit(s) Lack Trip Ties
☐ Ground Bus Not Present/Grounds to Panel
☐ Panel(s) Installed in Prohibited Location
☐ Panel Access Restricted (30" x 36" x 78")
☐ "Hot" Conductors Not Properly Marked
☑ Feeder/Branch Wires Not Separated at Entry
☐ Knock Outs/Bushings Missing

☑ Combination Type AFCI Breakers not present where currently required

HVAC Disconnect(s)/Breaker(s)/Supply:

☐ Disconnect Access Restricted (30" x 36" x 78")
☐ Disconnect(s) Missing/Improper Location
☐ Air Handler Disconnect(s) Missing
☐ Air Handler Feeder(s) Lack Bushings/Wire Clamps

A/C condensing unit #1 specifies max amp Breaker 40 and a 50 amp breaker is in use
A/C condensing unit #2 specifies max amp Breaker and a amp breaker is in use

Additional Issues/Comments:

The Electrical work performed at the property has no record of permitting.

The service drop and drip loops are less than the minimum 10 feet above grade as required by code. Safety hazard.

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

I	NI	NP	D

Service Panel:

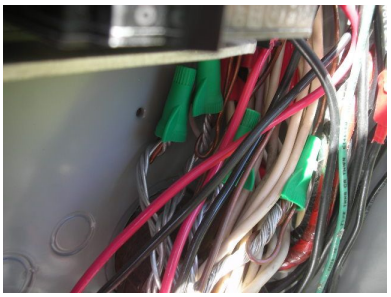
Cu SEC. Al BCW. 200 amp main service disconnect. Grounding electrode conductor not present at point of first disconnect. The cold water bond is attached at the right side hose bibb. There is no gas piping system bond. All metal piping systems are required to be bonded to the building grounding system. [NEC 250.104(B)(1-5)]

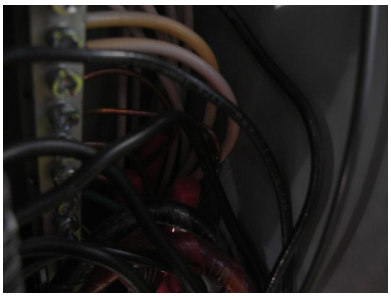
The GEC conductor is not protected from physical damage within an approved raceway as required (NEC 230.50)

There is no gas bond CLAMP. The gas system bond is not attached to a clean surface free of paint, etc. This will inhibit electrical conductivity. (IRC E3611.5)

The cold water bond is not attached to the copper plumbing system.

The breakers lack required circuit identification labeling. All circuits must be legibly marked as to their clear, evident, and **specific purpose** (NEC 408.4).



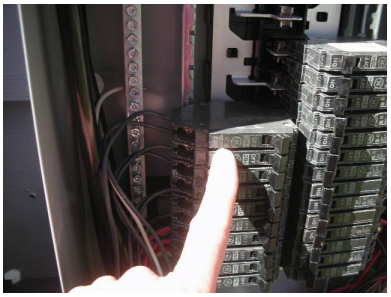


Copper to Aluminum wiring connections in the panel have improper wire nuts. Code requires these connections to be made only with purple wire nuts approved for this type of wire connection.

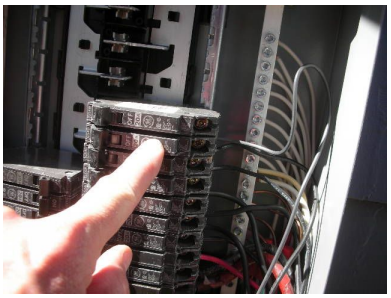
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

ALL Al/Cu connections MUST BE PURPLE WIRE NUTS.



A 30 amp breaker is attached to 12 gauge wire. The maximum allowed over current protection device allowed for 12 gauge wiring is a 20 amp breaker.



A 20 amp breaker is attached to 14 gauge wire. The maximum allowed over current protection device allowed for 14 gauge wiring is a 15 amp breaker.

The HVAC breakers(s) are oversized for the unit(s).

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: ☐ Copper ☑ Aluminum

Comments:

Receptacles and Switches

☐ Inspection of receptacles, switches, and devices was limited due to concealment
☐ Tamper Resistant Receptacles not present (required as of 09/01/2008)
☑ Weather Resistant Receptacles not present (required as of 09/01/2008)

☐ Fixtures/Bulbs Inoperative
☑ Face Plates Loose/Missing/Damaged
☑ Closet/Attic/Garage Bulbs Missing Covers
☐ Exposed/Improperly Rated Exterior Wiring
☐ Exposed Wire Terminations-Safety Hazard
☐ Ceiling Fans Wobble or Vibrate Excessively
☑ Replace Exposed Exterior Covers with Wet Location Rated "Bubble" Covers

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

I NI NP D

☐ Exterior Switches/Receptacles have Damaged/Missing Covers
☐ Wiring in Exterior Wet Location Raceways not properly Rated

Ground Fault Circuit Interrupt (GFCI) Safety Protection

Kitchen:	☑ Yes	☐ No	☐ Partial	Crawl Space:	☐ Yes	☐ No	☑ N/A
Exterior:	☑ Yes	☐ No	☐ Partial	Storage:	☐ Yes	☐ No	☑ N/A
Bathrooms:	☑ Yes	☐ No	☐ Partial	Wet Bar:	☐ Yes	☐ No	☑ N/A
Garage:	☐ Yes	☐ No	☑ Partial	Utility Sink:	☐ Yes	☐ No	☑ N/A
Laundry:	☐ Yes	☐ No	☑ N/A	Hydro Tub:	☐ Yes	☐ No	☑ N/A
				Pool Equip:	☐ Yes	☑ No	☐ N/A

☑ GFCI protection missing at one or more location listed above. This is considered a safety hazard.
☑ GFCI protected receptacles lack currently required identification labeling

Arc Fault Circuit Interrupt (AFCI) Safety Protection
-As of 09/01/2008 all habitable area circuits must be AFCI Protected

☐ Present at all required locations ☑ Not present at all currently required locations

Smoke Alarms:
☐ Smoke Alarms Loose
☐ Smoke Alarms Inoperative
☑ Smoke Alarms not Hardwired
☐ No alarms installed- Safety Hazard
☐ Smoke Alarms Missing in Bedroom(s)
☐ Smoke Alarms Missing in Hallways/Each Level
Note: Smoke alarms are currently required inside and outside each bedroom (common hallway acceptable), on each level of the structure, be hardwired with battery back ups, and interconnected so that if one alarm sounds, they all sound.

Carbon Monoxide Alarms:
☐ Present ☑ Not Present
Note: It is strongly recommended that Carbon Monoxide Alarms be installed if not present.

Door Bell:
☐ Doorbell did not function
☐ One or more tones muted
☐ Chime Cover Missing/Damaged
☐ Doorbell button is loose
☐ Doorbell button is damaged
☐ Doorbell Not Present

Additional Issues and Comments:

The receptacles have been replaced with TR Rated receptacles and properly pigtailed with purple wire nuts as required.

NOTE: "bakelite" junction boxes are undersized for "pigtailing" applications. Many receptacles are secured to the junction boxes with drywall screws.

Aluminum branch circuit wiring present. Inspection of randomly chosen outlets revealed proper precautionary measures or repairs. Aluminum wiring is considered hazardous due to a tendency to loosen at connections resulting in sparks that cause fires. Thorough evaluation of system by a licensed electrician is necessary to determine proper repairs. Recognized repair methods include copper pig-tailing with approved connectors (purple wire nuts) which is the NEC approved method, crimping with required

connectors and methods, the CPSC approved method, or most commonly, using devices specifically approved for use with Aluminum wire. This must occur at every switch, fixture and outlet to ensure safety and reduce the possibility of fire and a loss of life and property. Acceptance of the property with aluminum wiring is solely at client's discretion.

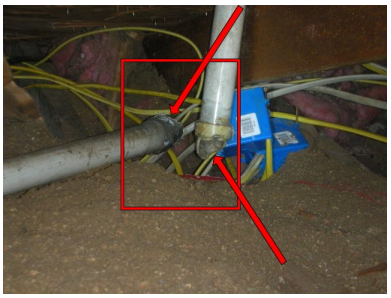
GFCI protection is missing at required locations as defined in NEC [210.8(A)]. Lack of GFCI protection is considered to be a safety hazard. Updating to current requirements is recommended. GFCI protection is missing at the front receptacle in the garage and the pool pump motor circuit.

This breaker does not serve the pool pump motor circuit.

The smoke alarms are not hardwired or interconnected.

Current code (IRC R315.1) requires CO alarms outside each sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed and in dwelling units that have attached garages.

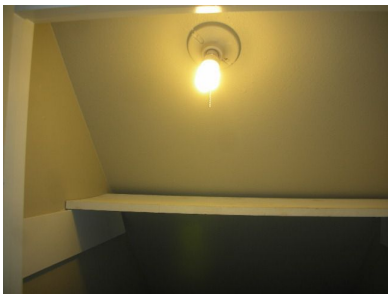
Face plates are missing in the garage and under the kitchen sink.



There are open junction boxes in the garage attic. All wire splices and terminations are required to be contained within approved sealed junction boxes (NEC 300.15).

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

I	NI	NP	D

Install protective cages or globes on all exposed attic and closet lights to prevent physical damage. Fire Hazard.

Replace the exposed exterior receptacle cover(s) with a wet location rated, "in use", "bubble cover". NEC 406.9(2).

Weather Resistant (WR) receptacles are not present at all required locations. NEC 406.9: ALL receptacles located in damp and wet locations are required to be WR rated and clearly marked. WR receptacles are not present at the pool light GFCI receptacle.

Non IC Rated can lights have been installed in the insulated ceilings. These lights must have insulation shields providing 3" of clearance to all materials, or be IC Rated for installation in an insulated ceiling. [410.116(B)]

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

I	NI	NP	D

Note: 3 pin dryer outlets may not be compatible with newer dryers. Newer dryers come with a 4 pin plug to meet current code requirements. The dryer power cord may need to be changed for compatibility.

NOTE: beginning 01/01/2008 the National Electric Code had major changes that effect residential electrical installations. These changes were adopted by local jurisdictions with an effective date of 09/01/2008. **Installations performed after 09/01/2008** will be noted as in violation of these codes if not addressed. **TREC SOP requires this to be reported as a Deficiency as of 02/01/2009 (535.229.15).**

NEC 2014 introduced further requirements for AFCI coverage areas to include kitchens and laundry areas.

GFCI Protection:

GFCI is required in more locations than before. ALL exterior receptacles, regardless of accessibility, are required to be GFCI protected. This includes eave outlets for exterior lighting. ALL garage area receptacles are required to be GFCI protected, regardless of accessibility. This includes the garage door opener receptacle on the ceiling and dedicated receptacles for appliances, sprinklers, etc.

ALL 15 amp or 20 amp 120v outlet within 6 feet of a wet bar, laundry, or utility sink is required to be GFCI protected. That includes the outlet the washer plugs into.

NEC 2014 requires ALL 15 and 20 ampere kitchen counter top receptacles and all 15 and 20 ampere outlets within 6 feet of the kitchen sink (dishwashers, disposers, etc.) to be GFCI protected.

AFCI Protection:

All 15A or 20A, 120V branch circuits in dwelling units supplying outlets (including smoke alarms) in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas or similar rooms or areas must be protected by a listed AFCI device of the combination type [210.12(A)]. A combination AFCI is designed to detect both series and parallel arc faults. (2002-2007: only bedroom circuits were required to be AFCI protected). (2008-2013: most interior spaces with a number of exceptions) (2014: all interior spaces except bathrooms)

Tamper Resistant (TR) Receptacles:

All 15 amp and 20 amp 120v receptacles will be required to be Tamper Resistant type receptacles. These are intended to protect children from inserting objects into the receptacle and receiving a shock or burn as a result.

Weather Resistant (WR) Receptacles:

ALL receptacles located in damp and wet locations are required to be WR rated and clearly marked. (NEC 406.8)

--This list is not intended to be an exhaustive representation of all codes or changes to the codes, but rather, is included in the report to help you understand the constantly evolving state of building codes that effect residential structures. As always, if you have any questions whatsoever, please feel free to call me!

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems: Central
Energy Sources: Gas
Comments:

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

I	NI	NP	D

☑ Flue in contact with flammable material
☑ Flue lacks straps to secure it in place
☑ Flue is in contact with attic insulation
☑ Furnace enclosure lacks Fire/Draft Stop
☐ Flue is not secured to exhaust port with screws
☐ Flue is not attached to the furnace-Safety Hazard
☑ Combustion Air Vents Missing/Improper Installation
☑ Gas flex line not hard piped at cabinet
☑ Gas line lacks a currently required sediment trap
☐ Old Furnace. Corroded steel heat exchanger
☐ Furnace burner corroded/flame impingement

☐ Electric feeder wire lacks wire clamp
☐ Improper clearance around unit
☐ Heat strips inoperative
☐ Fan/Motor Unbalanced
☐ Install Programmable Thermostats

Additional Issues/Comments:


The furnace exhaust vent lacks required clearance to flammable materials. Type B exhaust vent requires a minimum of one inch clearance to all materials, particularly combustible materials.

The vent lacks straps to secure it in place and prevent unwanted movement.

The exhaust vent lacks the required fire stop at the attic penetration. This will facilitate the rapid spread of fire.

Combustion air vents not installed properly. Combustion air vents are required to terminate within the enclosure at a height of 12 inches above the enclosure floor and within 12 inches of the enclosure ceiling and extend no less than 6 inches above the insulation layer in the attic or communicate directly with the outdoor airspace. Improper provisions for combustion air may adversely effect the unit's capability to draft exhaust gasses properly and can lead to spillage of exhaust gasses into the structure resulting in serious health and safety issues. (IRC G2407.6.1)

Gas line lacks required hard steel gas pipe at cabinet wall penetration. Flexible gas lines are not allowed to penetrate enclosures as they may become abraded resulting in a gas leak. This is a potential Safety Hazard. (IRC 2422.1.1).

The gas line(s) lack currently required sediment traps at the gas valve(s). (UPC 1212.7)

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

I	NI	NP	D
☑	☐	☐	☑

B. Cooling Equipment

Type of Systems: Central -Split/Electric
Comments:

Unit #1 -	Supply Air Temp:	53	Return Air Temp:	70	Temp. Differential:	17 Degrees F
Unit #2 -	Supply Air Temp:		Return Air Temp:		Temp. Differential:	Degrees F

☐ Temperature differential is not within range of 17-22 degrees Fahrenheit

☐ Refrigerant lines not properly insulated at: ☐ Condenser ☐ Evaporative coil ☐ In Attic

☐ Condenser unit coil fins damaged
☑ Condenser unit not level
☑ Condenser airflow restricted by foliage
☐ Air handler plenum is not properly sealed
☐ Water/Corrosion in drain pan
☐ Primary condensate line not insulated in attic
☑ Extend condensate line(s) 3' from foundation
☐ Missing conduit on thermostat wiring
☐ Condenser installed too close to structure <18"
☐ Dryer vent is too close to unit
☐ No electric disconnect within sight of unit
☑ Lack of service receptacle near unit
☐ Excessive noise/vibration
☐ Filter(s) dirty/Coils dirty
☑ Updraft unit lacks a currently required secondary drain line or float switch

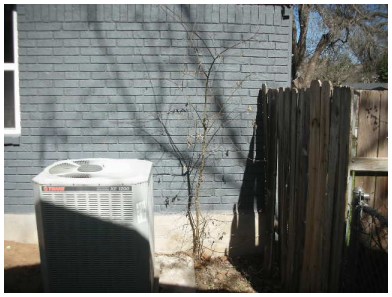
☐ Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit.

☑ Service is Recommended

Air Handlers in Attics

☐ Lack of work platform (>30")
☐ Lack of 24" Walkway, light near unit, or outlet

Additional Issues/Comments:



System(s) are beyond the generally recognized typical life span for HVAC systems (circa 1993). Recommend thorough evaluation by a qualified HVAC technician to evaluate the condition of the system(s) and any necessary repairs to extend life and serviceability of the the system(s) prior to closing. Recommend budgeting for replacement in future.

With systems that are approaching the end of their serviceable lifespans, it is recommended that servicing take place upon possession of the property, if not during the option period, and then at least yearly thereafter. A Service Warranty is a prudent investment for repair and replacement costs and is recommended for renewal each subsequent year to help defray repair and replacement costs.

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

I	NI	NP	D

Updraft unit lacks a secondary drain line or float switch. Updraft units are currently required to have two drain lines. In retrofits and older structures this is not practical or not possible due to the location of the unit. In that event, it is recommended that a float switch be installed on the condensation drain line in order to shut the system down and avoid interior water damage in the event of the condensation drain line becoming blocked.

There is no P Trap on the condensate drain line.

Extend condensation drain line a minimum of 3 feet away from foundation perimeter to avoid excessive deposit of water directly adjacent to foundation perimeter.

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

Comments:

Type of Ducting: ☑ Flex Duct ☐ Duct Board ☐ Metal

☐ Ducts kinked/improperly routed
☐ Damaged Ducts
☐ Ducts not sealed at connections with mastic
☐ Inadequate duct support
☐ Return air filter needs cleaning or replacement
☐ Restricted air flow at register(s)
☐ Gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenums, and/or chases

Additional Issues/Comments:

Note: This two story home has a single HVAC system. Improvements can be made to reduce potential temperature differentials between levels if desired. This can be achieved with the use of two thermostats, one for each level, and one single HVAC unit. Either or both thermostats are capable of making a demand on the system and initiating operation. This avoids having large temperature differences between levels with only one system by directing the airflow to either or both zones depending upon demand. This is achieved through the use of a mechanical damper that opens and closes in order to direct air flow to either or both levels of the house.

There are no air vents in the breakfast area and the laundry room.

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Street
Location of main water supply valve: Home Owner's Cut Off
Static water pressure reading: ☑ Normal: 40-80 psi ☐ High: > 80 psi ☐ Unknown/Condo
Comments:

Water Source: ☑ Public ☐ Private **Sewer Type:** ☑ Public ☐ Private

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

I	NI	NP	D

Principle Plumbing Material: ☑ Copper ☐ PEX ☐ CPVC ☐ Galvanized Steel ☐ Unknown

Pressure Reducing Valve Present: ☐ Yes ☑ No ☐ Unknown

Exterior Plumbing:

☑ Back Flow Preventer(s) Missing
☑ Missing/Damaged Wall Sleeves/Collars
☐ Home Owner's Cut Off not present
☐ Insulate Exposed Plumbing
☐ Hose Bibbs Loose
☑ Home Owner's Cut Off Buried/Corroded/Damaged

Washing Machine Connections:

☑ Washing machine not connected at this time - faucets/drain operation indeterminate
☐ Leakage at plumbing connections
☐ Connection box cover missing

General Issues:

☑ Reseal all showers, tubs, sinks, back/side splashes, toilet bases, shower doors, etc. as necessary to prevent leakage and water damage
☐ Shut off valves frozen/leak when operated. Replace as necessary.
☐ Aerators clogged/damaged/missing
☐ Low flow toilets not present

Additional issues/Comments:

The home owner cut off valve is below soil in the box and the handle is corroded.

Back flow prevention missing at exterior hose bibbs. Protective sleeves not present at exterior hose bibb masonry veneer penetrations. There are no wall collars.

Laundry:

Cap the gas line is not used for a dryer connection.

Kitchen:

The oven gas cut off valve is behind the oven and inaccessible.

Flex gas lines MAY NOT go through the cabinet.

Upper Hall Bath:

There is a HOT/COLD reverse at the tub valve. HOT is always to be located to the left or away from the user.

The tub stop is inoperative.

The shower head riser is loose in the wall.

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

I	NI	NP	D

The toilet lacks the required clearance to either side. Toilets are required to have a minimum 15" of clearance on center to each side, 21" to the front, and 30" of space overall side to side. IRC R307.1

Lower Level Bath:

The tub valve has low hot water pressure and flow.

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Comments:

Principle Visible DWV System Plumbing Material:

☑ PVC ☑ Cast Iron ☐ Galvanized Steel ☐ ABS ☐ Unknown/Inaccessible

Cast iron drain lines are present. Cast iron drain lines are known to have material and age related performance issues. Cast iron drain lines in and under foundations that break or corrode causing leakage can cause significant damages resulting in costly repairs. Many cast iron drain systems lack clean outs. Hydrostatic or remote camera drain line testing performed by a qualified plumber is recommended.

NOTE: due to structural settling, the slope of the building drain lines may have been altered from the designed 1/4" of slope over each foot of run which can effect performance. Cast Iron Pipe is brittle, obsolete, and prone to corrosion, leakage and breakage. If there are any conditions noted before or after occupancy that might suggest drain line issues such as slow drains, back ups, or other indicators such as slab heaving, have a hydrostatic or remote camera testing performed on the DWV system to determine if the system is sound or has compromised integrity.

NOTE: The condition of the building drain system is unknown. Sub slab, concealed, and buried plumbing is inaccessible and is therefore, outside the scope of this Inspection. Most older systems lack sewer clean outs and will require a toilet to be removed to access the drain system for remote camera observation. For properties over 10 years old, those exhibiting signs of foundation movement, or any house with antiquated cast iron plumbing, hydrostatic or remote camera drain line testing is recommended.

NOTE: Houses located on sloped building sites, those located in areas with Karst Formations (porous rocky areas), or areas with expansive clay soils, have a higher incidence of drain system plumbing leaks due to settling and disbursement of the foundation back fill over time and/or during prolonged droughts. Hydrostatic or remote camera testing is recommended for verification that all sub slab plumbing connections are intact and low spots, or "bellies", are not present.

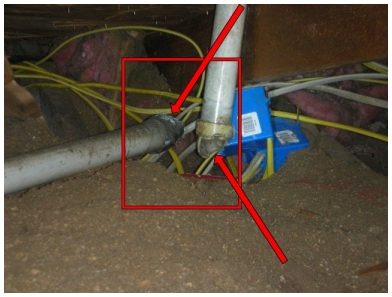
Additional Issues/Comments:

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

I	NI	NP	D

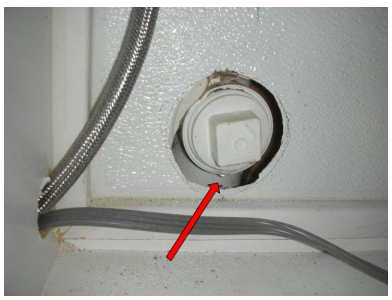
The lower level bath tub has back flowing drainage from the upper level bath. The back flow drainage is bringing deteriorated cast iron drain pipe debris into the tub from the sewage pipes. This is an indication of a drain line issue that must be diagnosed and repaired as necessary.

Vent pipes shall extend no less than 6 inches above the roof surface. (IRC P3103.1)



The laundry room plumbing vent is broken and detached at the elbow to the roof riser in the garage attic (there is recent electrical work in the area). This must be properly repaired to prevent water penetration from the roof and sewer gasses from entering the structure. Replace all damaged materials.

Flexible drain line connector at the sink drain is not approved for permanent use. Drain line pipes are required to be smooth bore to avoid build up in pipes.



The kitchen sink clean out is leaking.

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

I	NI	NP	D

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

Energy Sources: Gas
Capacity: 50
Comments:

Expansion Tank(s) Present: ☐ Yes ☑ No ☐ N/A **VRV Present:** ☐ Yes ☑ No ☐ N/A

☐ Unit not in operation. Inspection Limited
☑ Isolation Valve Inoperative
☑ Corroded/Leaking Connections
☐ Drip Pan not present
☑ Drip pan drain line missing
☐ Gas leak detected around unit
☐ Replace copper gas line
☐ No electrical disconnect provided
☑ Flue lacks required clearance to flammables
☑ Flue in direct contact with attic insulation
☐ Flue lacks a fire stop at enclosure ceiling
☑ Flue not secured to draft hood with screws
☐ Flue is disconnected from the unit. Safety Hazard
☐ Flue is improper material. Safety Hazard
☑ Improper provisions for Combustion Air
☐ Unit is located in the garage or adjacent area and is not elevated so that it's ignition source is 18" above the floor. Required if not a sealed combustion chamber.

Water heater Temperature and Pressure Relief Valve

☐ T/P valve inoperative. Safety Hazard
☐ Drain line is not plumbed to the exterior
☐ T/P valve has no drain line
☐ Drain line lacks continuous gravity drainage
☐ Drain line is undersized (3/4" required)
☐ Drain line has a Tee/Not separate to the exterior
☑ Drain line terminates improperly (<6"/>24")
☐ Drain line termination indeterminate/below grade
☐ Drain line lacks an elbow directing discharge down
☐ Drain line termination threaded/blocked
☐ Drain line is improper material. T/P valves release at 180 psi and 210º. The material in use is not rated for this purpose. Safety Hazard.

Additional Issues/Comments:

NOTE: As of 04/16/2015, government NAECA standards will effect design, efficiency, and size for new and replacement water heaters. In certain cases (small enclosures, tight spaces) this may complicate future water heater replacements. Generally, water heaters under 55 gallons will have minor changes in dimensions and venting configurations in gas fired units. For gas fired units over 55 gallons it becomes much more complicated. See this link for more info:
http://www.nahb.org/generic.aspx?genericContentID=236255

Unit(s) are beyond the recognized serviceable lifespan (circa 2003). As water heaters age, sediment and corrosion build up. Gas fired units will have corroded and impinged combustion chambers. Electric units will have corroded and failed heating elements. Connections will corrode and begin to leak. Safety devices will become inoperative. Mineral deposits will reduce capacity and cause discharge. Recommend evaluation by qualified plumber and budgeting for replacement as necessary.

The exhaust vent lacks a required Type B vent cap. Exhaust vents must terminate above the roofline at an approved Type B vent and cap.

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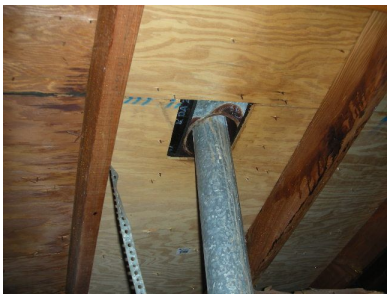
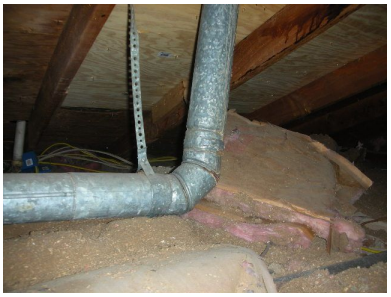
I	NI	NP	D



The exhaust vent lacks required clearance to flammable materials. Type B exhaust vent requires a minimum of one inch clearance to all materials, particularly flammables.

The vent lacks straps to secure it in place and prevent unwanted movement.



The exhaust vent is in direct contact with attic insulation. An insulation shield of no less than 26 gauge sheet metal shall be installed to to provide clearance between the vent and the insulation and extend no less than two inches above the insulation layer in the attic (IRC 2425.4).

The exhaust vent is not secured to the draft hood properly with screws (IRC 2426.10.7).

The exhaust vent is not connected to the unit. Exhaust gasses, including carbon monoxide, are spilling into the structure. This must be corrected ASAP. Safety Hazard.

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

I	NI	NP	D

The exhaust vent is not secured to the draft hood properly with screws (IRC 2426.10.7).

Combustion air vents not present. Combustion air vents are required to terminate within the enclosure at a height of 12 inches above the enclosure floor and within 12 inches of the enclosure ceiling and extend no less than 6 inches above the insulation layer in the attic or communicate directly with the outdoor airspace. Improper provisions for combustion air may adversely effect the unit's capability to draft exhaust gasses properly and can lead to spillage of exhaust gasses into the structure resulting in serious health and safety issues. (IRC G2407.6.1)

Dissimilar metals used for connections resulting in corrosion and leakage due to electrolytic action. Absence of dielectric union connectors is allowing advanced corrosion and periodic leakage. Galvanized steel pipe nipples are more than likely heavily corroded at interior reducing pressure and flow.

The T/P Valve is leaking. This is a sign of failure and may require replacement of the water heater.

The T/P drain line terminates improperly. The drain line must terminate no less than 6" nor more than 24" above grade. IRC P2803.6.1

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I	NI	NP	D

The drip pan drain is not plugged or plumbed to the exterior of the structure. Plumb the pan drain to a suitable approved disposal point. (IRC P2801.5.2) Alternatively, plug the pan drain and install a water cut off device that can be plumbed to the supply line, detects water in the drip pan, and shuts the water supply to the water heater off.

There is rust in the drip pan indicative of leakage.

The combustion chamber cover is missing.

The unit(s) is set at a temperature above 120º F. This is a scalding hazard.

Newer Code Requirements:

There are no expansion tanks present at the water heater(s). Plumbing codes and equipment manufacturers require expansion tanks when a pressure reducing valve is present on the water supply. (IRC M2003)(UPC 608.3)

The water heater(s) lack a required Vacuum Relief Valve required by many jurisdictions.

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☐ Access panel not present ☐ Electrical motor not bonded

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

I	NI	NP	D

☐ Access panel sealed. Not opened to prevent damage.
☐ Access panel undersized
☐ Deficiencies in ports, valves, grates and covers
☐ Unit is not installed on a dedicated GFCI protected circuit.
☐ Vacuum switch does not operate
☐ Improper location of unit switch
☐ GFCI protection not present

NOTE: The lines and ports are designed to be self draining. However, the pump housing will retain a small amount of water that can become contaminated from prior use. If the unit is not used regularly (daily to semi daily), add small amount of bleach to the water and circulate through the system prior to draining the tub. This will sanitize the unit until the next use and help reduce the possibility of infection. Sanitize the unit prior to the first use when taking possession of the property to help reduce the possibility of infection.

Additional Issues/Comments:

☐ ☑ ☑ ☐ **E. Other**
Comments:

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**
Comments:

☑ Unit leaking
☐ Drain line lacks an anti-siphon loop
☐ Unit is not properly secured in place
☐ Door seal is damaged or leaking
☑ Failure to drain properly
☐ Heater element has hard water deposits
☐ Controls are worn or damaged
☐ Unit hardwired
☐ Soap dispenser not functioning properly
☐ Rust present on inside/baskets
☐ Inoperative unit(s)
☐ Deficiency in rack, rollers or spray arm
☐ Inside of unit has water deposits/soap scum
☐ Door/kick plate is damaged

Additional Issues/Comments:

The dishwasher failed to cycle properly and leaked profusely. The Inspector soaked up the water and disabled the unit to help prevent water damage to the structure. DO NOT use the dishwasher.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:

☐ Unit leaking
☐ Inoperative Unit

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

I	NI	NP	D

☐ Operates with excessive noise or vibration
☐ Corroded
☐ Unit is jammed
☐ Splash guard is missing/worn excessively
☐ Debris in grinder area
☐ Hardwired (should be plug device)
☐ Exposed electrical cable
☐ Electric cable lacks wire clamp

Additional Issues/Comments:

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

Comments:

☐ Filter is dirty/greasy
☐ Vent terminates in the attic
☑ Vent is improper material (no flex duct allowed)
☐ Missing/damaged knobs/switches
☐ Light not functioning
☐ Unit is loose
☐ Unit is inoperative
☐ Operates with excessive noise/vibration
☐ Recirculating type range hood. While installed as per manufacturer's specs, be aware that no exterior venting is occurring.

Additional Issues/Comments:

Vent connection is flexible aluminum. Vent pipe is required to be constructed of solid metal of proper gauge, smooth bored, with no protruding connectors (IRC M1503.2).

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**

Comments:

Range/Cook Top: ☐ Electric ☑ Gas

☐ Control knobs are loose and/or missing
☐ One or more burners failed to operate
☐ Inadequate clearance from combustibles
☐ Absence of anti-tilt device
☐ Gas leaks were detected around unit
☑ Missing or Inaccessible gas shut off valve
☐ Improper materials used for gas connections
☐ Deficiencies in the operation of the gas flame

Oven(s): Unit #1: ☐ Electric ☑ Gas Unit #2: ☐ Electric ☐ Gas

☐ Oven(s) test outside the allowable tolerance range of +/- 25º F when set at 350º F

☐ Control knobs are loose and/or missing
☐ Unit is not securely mounted
☐ Door seal is damaged/tightness of closure
☐ Inadequate clearance from combustibles
☐ Interior light does not operate
☐ Glass panels and/or hardware damaged
☐ Gas leaks were detected around unit
☐ Deficiencies in the operation of the gas flame
☐ Broiler / heating element does not operate
☐ Deficiencies in operation of timer and thermostat
☐ Deficiencies in thermostat(s) sensor support

Additional Issues/Comments:

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I	NI	NP	D

The gas cut off valve is located behind the unit rather than in an adjacent cabinet for access.

The flexible gas line passes through the adjacent cabinet. This is never allowed. Solid metal gas pipe is the only material allowed to pass through structures.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

☐ Deficiencies in door seal / tightness of closure
☐ Unit not properly secured in place
☐ Interior light does not operate
☐ Controls damaged / inoperative

Note: A radiation leak test is beyond the scope of this Inspection and was not performed.

Additional Issues/Comments:

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

Comments:

☐ Units are loose at ceiling and / or wall
☐ Unit motor and / or fan is noisy
☐ Lack of exhaust ventilator in bath(s) without a window
☐ Heat lamp timer does not work
☐ Missing covers
☐ Unit(s) Inoperative
☐ Unvented gas wall heaters are considered a safety hazard. Disable unit(s) and cap gas line(s).
☑ Fans vent to the attic or enclosed spaces (must be exterior venting after 1997)

Additional Issues/Comments:

Bathroom exhaust vents vent into attic spaces and enclosed spaces contrary to requirements. Exhaust vents are required to terminate at the exterior of the structure. (IRC M1507.2)

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

☐ Auto reverse failed - Safety Hazard
☐ Missing safety wire inside door spring
☐ Electronic sensor does not operate
☐ Electronic sensors missing (required since 1993)
☑ Electronic sensors located >6" off floor-Safety Hazard
☐ Button(s) installed within reach of children
☐ Button(s) loose or damaged
☐ Opener is not properly secured
☐ Emergency release/pull rope missing
☐ Electrical extension cords are not allowed
☑ Lubricate tracks/rollers/guides/wheels/mechanisms
☑ Door locks/pull ropes have not been removed or permanently disabled-Safety Hazard
☑ Adjust sensitivity of the auto reverse feature to the point it will reverse when the door just begins to crush a roll of paper towels.
☐ No garage door operator(s) were present. When installed, ensure proper setting of the auto reverse.

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I	NI	NP	D

Install the electronic sensors within 6" of the garage floor and ensure proper function. Disable or remove the door locks, and remove any pull ropes if present.

Additional Issues/Comments:

Lower the photo eye sensors to within 6" of the garage floor as required for safety.

The door lock is required to be removed or permanently disabled when an opener is present.

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

☐ Dryer vent shroud is loose, damaged or missing
☐ Flexible vent pipe occupies concealed spaces
☐ Improper termination
☐ No dryer vent present when required
☐ Dryer vents to the roof. Check the vent occasionally and clean as necessary.
☐ Dryer vent termination is screened
☐ Inadequate flexible vent pipe material
☐ Dryer vent termination lacks a damper device
☐ Vent connections are loose resulting in spillage

Additional Issues/Comments:

☐ ☑ ☑ ☐ **I. Other**

Comments:

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: Gunite - Plaster surface

Comments:

☑ Pool ☐ Pool + Spa ☐ Free Standing Hot Tub

☑ Perimeter security inadequate. Self closing gates and safety locks not present. Install safety locks and exit alarms on exterior doors to control access to the pool area for children.
☐ Safety drain cover not present. Install currently required unblockable drain cover(s).
☑ Equipment Bonds not present/disconnected-Safety Hazard
☑ GFCI protection for motors not present as currently required-Safety Hazard
☐ Pool/Spa light circuit lacks GFCI Protection-Safety Hazard
☐ Electrical Disconnect(s) For Motor(s) not present as currently required

Deficiencies Noted In:
☐ Surfaces ☐ Titles, coping, and decks ☐ Drains, Skimmers, Valves
☐ Slides, steps, diving boards, handrails, and other equipment
☑ Filters, gauges, pumps, motors, controls, and sweeps
☐ Leaks are present at equipment connections

Pool/Spa Heating Equipment: ☐ Yes ☑ No

☐ Gas ☐ Electric ☐ Heat Pump ☐ Solar
-Functional: ☐ Yes ☐ No
-Gas Line Sediment Trap: ☐ Yes ☐ No
-Gas Regulator Valve: ☐ Yes ☐ No

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I	NI	NP	D

Pool Surfaces/Condition:

☑ Plaster ☐ Pebble Tech ☐ Tile

☑ Good ☐ Fair ☐ Poor

Auto Leveling Device: ☐ Yes ☑ No
-Required Back Flow Prevention Present: ☐ Yes ☐ No

Additional Issues/Comments:

The pool is equipped with dual drains.

Ensure the existing drain covers meet ASME/ANSI A112.19.8 performance standards. These standards are designed to prevent entrapment, entanglement, and evisceration as a result of coming in contact with the strong suction forces associated with pool drains and are required to be unblockable by accidental human contact.

The pool/spa pump motor circuits are not GFCI Protected as currently required. [NEC 680.21(C)]

The pump motors and other equipment lacks required bonding and grounding. Code requires that all electrical pool equipment be bonded and grounded. (NEC 680.26)

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I	NI	NP	D

Equipotential Bonding:

The requirements in NEC 680.26 are easier to understand if you remember the purpose of equipotential bonding is to prevent differences in potential. Essentially, you connect all of the metallic parts around the pool, outdoor spa or hot tub with a conductive pathway.

680.26(B) lists seven types of “parts” to bond:

(1) Conductive pool shells. Unencapsulated rebar bonded by steel tie wires may be used to bond the conductive shell. If this is not present a copper conductor grid must be constructed.

(2) Perimeter surfaces. An equipotential bonding grid must extend 3 ft horizontally beyond the inside walls of a pool. That includes unpaved, paved, and poured concrete surfaces.

(3) Metallic components. Bond all metallic parts of the pool to the equipotential grid.

(4) Underwater metal forming shells. Bond metal forming shells and mounting brackets for luminaires to the equipotential grid.

(5) Metal fittings. If a metal fitting is 4 in. or larger and penetrates into the pool, bond it to the equipotential grid. This includes ladders and handrails.

(6) Electrical equipment. Bond metal parts of pool covers and metal parts of electrical equipment associated with the water circulating system, such as water heaters and pump motors, to the equipotential grid.

Exception: You don't have to bond metal parts of listed equipment incorporating an approved system of double insulation. If installing a double-insulated water pump motor, provide a solid 8 AWG copper conductor from the bonding grid. This will be available for any future replacement motor that might not be double-insulated.

Ground and bond pool water heaters per equipment instructions. If those instructions conflict with Article 250, contact the manufacturer.

(7) Metal wiring methods and equipment. Bond all metal-sheathed cables, metal-sheathed raceways, metal piping, and fixed metal parts to the equipotential grid. Exceptions:

1: Where separated from the pool by a permanent barrier.

2: Where located more than 5 ft (horizontally) from the inside walls of the pool.

3: Where located more than 12 ft (vertically) above the maximum water level.

Bonding to pool water. A minimum conductive surface area of 9 sq in. must be installed in contact with the pool water. This water bond can consist of metal parts that are required to be bonded in 680.26(B).

Access and Safety Issues to Consider:

In the U.S., the second leading cause of injury related death in children age 14 years and under is drowning.

1. Covers

-pool and spa covers can help reduce access and reduce drowning deaths. Free standing hot tub covers should be of a locking type.

2. Gates

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I	NI	NP	D

-full perimeter fencing is required. Gates with direct access to the pool or spa area should be equipped to be self closing and self locking.

3. Doors

-any door with direct access to the pool or spa area should be equipped with an audible alert device or an alarm that sounds when the door is opened. Secondary locks located out of the reach of children are also recommended.

4. Pool Alarms

-a device that provides rapid detection of entry into a pool or spa is also recommended (good for pets, too)

INSPECTION AGREEMENT

(Please Read Carefully)

In consideration of payment of the inspection fee set forth above, Hill Country Inspections ("HCI") agrees to conduct an inspection and prepare a written Inspection Report ("Report") to alert the Customer of any major deficiencies in the property's condition in the following areas: structural condition; electrical, plumbing, water heater(s), heating and air conditioning; quality, condition and life expectancy of major systems and appliances; Kitchen and appliances; general interior, including ceiling, walls, floors, insulation and ventilation; general exterior, including roof, gutter, chimney; drainage and grading, of the lot. HCI performs the inspection and prepares the report for the sole, confidential and **exclusive use and possession of the CUSTOMER.**

Customer understands and agrees that the inspection will be of the readily accessible areas of the property and is limited to visual observation of apparent conditions existing at the time of the inspection only. Excluded from the inspection are latent and concealed defects and deficiencies. Equipment, systems or other items will not be dismantled during inspection.

HCI will perform the inspection in accordance with the STANDARDS OF PRACTICE ("SOP") of the TEXAS REAL ESTATE COMMISSION ("TREC"). A copy of these standards is on file at HCI's office, or at http://www.trec.texas.gov/. The inspection will be completed at the location designated on the inspections conditions page of the report. All inspection information will be conveyed to the customer or the customer's representative in the report. HCI accepts no responsibility for use or misrepresentation by third parties of the inspection or the report.

Maintenance and other items may be discussed, but they are not part of the inspection. The inspection is not a compliance inspection of certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to: mold, radon gas, lead in paint, lead in water, asbestos, urea formaldehyde and toxic or flammable chemicals, or "Chinese Drywall". Also excluded are inspections of and reports concerning wells, septic systems, and presence or absence of rodents, termites, or other insects. These services are separate and available through other service providers.

This inspection, as defined by TREC SOP, is a limited visual inspection provided for a reasonable fee in a timely manner. If the Customer desires an exhaustive inspection of all aspects of the property, HCI will coordinate and manage for an appropriate fee. An exhaustive inspection will involve hiring individual licensed trade persons to fully dismantle and exhaustively test all systems present at the property. An inspection of this type typically takes two to three weeks to coordinate and involves a total cost of several thousand dollars.

If the Customer believes that the inspection or report are deficient or inaccurate, then HCI reserves the right to re-inspect visually the alleged deficiency and inaccuracies before the customer takes any step to remedy same. Within fourteen (14) days of the inspection, Customer shall give written notice of the alleged deficiency to HCI. The notice shall state the alleged deficiency and the grounds or basis for the allegations that the deficiency exists. Any alterations to the property following the inspection will render any condition null and void for the purposes of the report, findings, and responsibility of HCI.

The parties agree that HCI, its employees and agents assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies that are either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. **THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTION, ITEM OR SYSTEM.**

Customer understands and agrees that if HCI, its agents or employees are found liable for any loss or damage resulting from a failure to perform any of the obligations under this agreement including, but not limited to negligence, breach of contract, or otherwise, then the liability of HCI, its agents or employees shall be limited to the amount of the inspection fee paid by Customer.

Resolution of disputes by arbitration – If after the proper notice by Customer, HCI has re-inspected, evaluated and addressed any alleged deficiencies in the performance of the inspection or preparation of the Report; and if the parties cannot reach an amicable resolution to same, then both parties agree that the subject matter of the dispute shall be submitted to binding arbitration subject to the rules of American Arbitration Association. The term "dispute" includes any dispute as to the deficiency of the inspection, report, or any other duty of either party arising under this agreement. Furthermore, the parties agree that each shall pay their own attorney fees and shall share equally in the cost of arbitration.

This Inspection Agreement represents the entire agreement between the parties and incorporate by reference the above referenced Cover Sheet, and Standards of Practice of the Texas Real Estate Commission. Changes or modifications to this agreement shall be in writing and signed by the parties. This agreement shall inure to the benefit only to the parties signing this agreement, and shall not inure to the benefit of any successor or assignee of either party.

Acceptance of this report and any use or reliance on the report therein constitutes agreement to the terms set forth.