

Checkmate Home Inspections

Property Inspection Report



221 Happyday Drive, Houston, Texas 77001

Inspection prepared for: John Doe

Real Estate Agent: Professional Agent - New Home Realty

Date of Inspection: 9/29/2017 Time: 10AM

Age of Home: Built in 2006 -11 Years Size: 2,168 sq. ft.

Weather: Sunny - 90°

Home Faces SW

30° 23' 38" N , 95° 29' 32" W

Inspector: Charlie E. Parker

TREC 22428

Conroe, TX 77385

Phone: (281) 844-0803 Fax: (832) 442-5645

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www.checkmatehomeinspections.net

Checkmate
Home Inspections, LLC

Charlie E. Parker
TREC #22428



"Treating Your Home Like Your Castle"

PROPERTY INSPECTION REPORT

Prepared For:	John Doe	
	<small>(Name of Client)</small>	
Concerning:	221 Happyday Drive, Houston Texas, 77001	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	Charlie E. Parker, TREC 22428	9/29/2017
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- Earth to wood contact was observed

B. Grading and Drainage

Comments:

- It was observed that the current drainage was directed away from the house and should slope away from the foundation a minimum of {6"} in a {10'} span
- The gutter system was partially blocked with debris and one or more downspouts or splash blocks were in need of repair



Throughout, drainage blocks all installed backwards



Maintain 6" distance between grade and siding

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Water properly drains away from the structure



Gutters holding debris



Upper gutter draining directly on to lower areas of the roof



Gutter outside wall near fireplace drains water down onto bricks and AC slab, masonry moisture level very high

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Gutter outside wall near fireplace drains water down onto bricks and AC slab, masonry moisture level very high



Wood decay from water above being spilled from gutter



Roots above ground present trip hazards in the front yard

C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Roof
- Ladder
- Ground with binoculars

Comments:

- Galvanized steel gutters and downspouts were noted
- Some shingles appear loose, missing, curling and/or lifting at one or more areas and recommend referring this to a qualified roofing contractor for correction.
- Recommend removing debris from the roof covering and/or gutter system
- The gutter system was observed to have some leakage, corrosion, rust, loose fasteners and/or filled with debris

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Front of home, roof requires repair to eliminate possible water intrusion

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Roof Structure and Attics

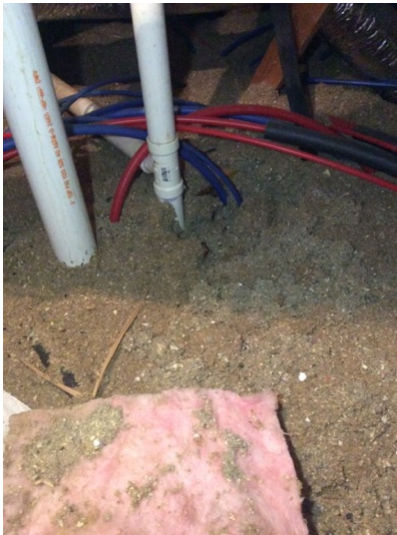
Viewed From:

- Attic
- Roof
- Ladder
- Ground

Approximate Average Depth of Insulation:

- Insulation is 8 inches deep

Comments:



6-8 inches, blown in fiberglass insulation



A framing shortfall uses these palm braces to make up for a mistake in the framing, an accepted industry practice

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Exterior Hardiboard {fiber cement} siding noted

Comments:

- The area on the exterior veneer at the water hose bib should be properly sealed
- Earth to wood contact was observed on the exterior siding and should be a minimum of {6"} clearance from the ground

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations

Comments:

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

G. Doors (Interior and Exterior)

Comments:

- The garage entry door is not equipped with a self closing device
- The garage entry door was observed to be a non-fire rated door. Under current building standards; the entry door between the garage and the residence should have a minimum of a {20} minute fire block rating.



Garage Door Requiring Weatherstrip



Garage Door Manual Lock must be unlocked and deactivated in the presence of the automatic operator

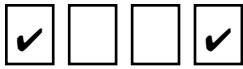
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H. Windows

Window Types:

- Windows are made of aluminum, double layered glass

Comments:

- All window components were found to be performing and in satisfactory condition at the time of the inspection
- Screens throughout in several locations require repair or replacement, see photos



Lintels require annual maintenance, paint to avoid rust



upstairs bedroom window screen requires repair



upstairs back bedroom screen requires repair



Stairway window screen fit not good

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Downstairs screens damaged, require repair



Rusty lintel

I. Stairways (Interior and Exterior)

Comments:

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

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the family room

Types:

- Fireplace is a natural gas operated chamber

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- In the presence of a gas log system the damper is required to be permanently blocked in the open position so as to prohibit any accidental spillage of carbon monoxide into the living space

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In fireplaces with natural gas, it is required the damper be fixed in a permanent open position. This is done properly on this fireplace

Gas valve for fireplace adjacent to the fireplace. T-wrench was not found

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- Concrete sidewalks were noted

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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L. Other

Materials:

- {6'} wood stockade fence noted

Comments:

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Service Entrance and Panels

Panel Locations:

- The electrical panel is located in the garage

Materials and Amp Rating:

- Copper wiring
- 150 amp

Comments:

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Underground Service



Cutler Hammer 150 Amp, in Garage



Service Conductors are Copper



Cutler Hammer 150 Amp Copper service

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- **GFCI** receptacles and **AFCI** protection was observed at the time of the inspection.
- All electrical outlets were tested and showed operational

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Porch light loose, requires tightening



Open junction box inside kitchen cabinet, requires cover for safety

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Heating Equipment

Type of Systems:

- The home has a split system.

Energy Sources:

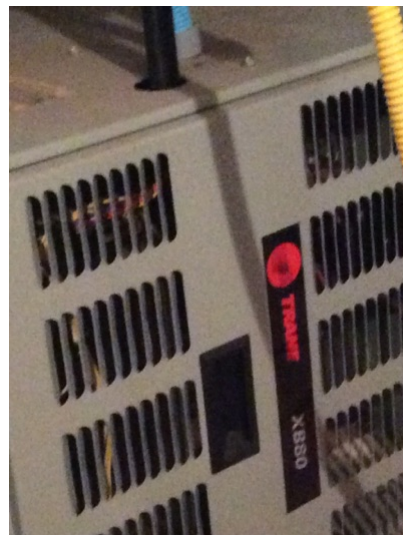
- The furnace is gas powered

Comments:

- The HVAC system was not operational, and requires service and confirmation of serviceability by a qualified contractor.



East Wall, driveway side, shows evidence of water drainage from AC secondary pan



Trane Furnace in Garage area attic

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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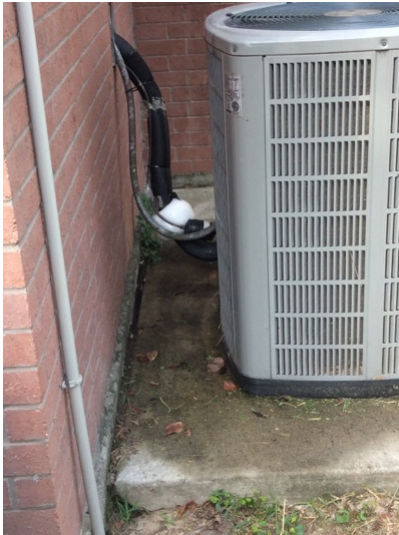
B. Cooling Equipment

Type of Systems:

- The home has a split system.

Comments:

- The HVAC system was not operational at the time of the inspection and service and verification of serviceability is required by a qualified contractor



AC requiring service



Frozen AC unit on inspection day



4 Ton, AC, Built December 2005



Condensate draining into auxiliary drain pan, requires maintenance

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condensation draining from auxiliary pan drain

C. Duct Systems, Chases, and Vents

Comments:

- Filter is dirty and should be replaced
- Filter is in the hall ceiling
- Filter is located in the bedroom wall
- One or more duct work in contact with each other may produce hot/cold spots and cause condensation resulting in possible water damage from the attic.



Ductwork in contact with one another causes condensation to occur



Upstairs return air filter size, 12 x 24 x 1

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

I	NI	NP	D
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Hallway return air, requires replacement, sucking up into the duct air way



Hall return air filter size, 20 x 25 x 1

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- West side

Location of Main Water Supply Valve:

- In the garage

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection
- The commodes were observed to be the water saving {1.6} GPF {gallons per flush} models
- Master bathroom
- Guest bathroom {2nd floor}
- The anti static water pressure readings are typically at {40-70 psi} in the normal operating range. Pressure exceeding these limits or higher than {70 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns

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Gas Meter at North Side of Home



Water Meter South side of front yard



Outside Hose Bibs require new insulation covering



Main Water Cutoff Valve inside garage

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Hot water temperature 127°



Static Water Pressure 82#psi



Throughout, outside hose bibs require new insulation covering

B. Drains, Wastes, and Vents

Comments:

- The exterior main cleanout was located at the front of the structure
- Vent pipes are noted as PVC

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I	NI	NP	D
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Maint Cleanout

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Water Heating Equipment

Energy Source:

- Water heater is natural gas

Capacity:

- Unit is 50 gallons

Comments:

- The water heater and its components were found to be performing and in satisfactory condition at the time of the inspection



50 gallon, natural gas, in garage closet



A.O. Smith Water Heater, natural gas

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

Comments:

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I	NI	NP	D
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E. Other

Materials:
Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher was found to be performing and satisfactory condition at the time of the inspection



Amana dishwasher

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

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Badger Disposal Model 1-87

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

- The range hood is in combination with the over stove microwave. The cleanable filter will require regular maintenance
- Self filtering unit with fan

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

- Oven: Natural gas
- Oven(s) was functional at the time of the inspection
- All heating elements were functional at the time of the inspection
- Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door
- The oven was tested at {350} degrees for a {20} minute period and failed to meet the preset temperature

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Amana gas range, NO ANTI TIP DEVICE INSTALLED



All burners functional



Tested oven, cooked at 330° when set at 350°

E. Microwave Ovens

Comments:

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

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Whirlpool microwave and combination range hood

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan {s} were functioning as intended at the time of inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Garage Door Operators

Door Type:

- One {16'} non-insulated steel door

Comments:

- The overhead garage door {s} were functional at the time of the inspection
- The manual lock should be removed when an automatic garage door opener is in use
- The weatherstripping on the door bottom appeared to be in need of replacement
- The automatic operator was not operational due to one of the sensors wiring being disconnected



Sensor wiring requires repair

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I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:
 • At the time of the inspection, it appears the dryer vent terminates outside.

I. Other

Observations:



Two upstairs smoke alarms inadequate audible alarms, hallway and back bedroom

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:
 Comments:

C. Outbuildings

Materials:
 Comments:

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

Type of Pump:
 Type of Storage Equipment:
 Comments:

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E. Private Sewage Disposal (Septic) Systems

Type of System:
 Location of Drain Field:
 Comments:

F. Other

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • Earth to wood contact was observed
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • The gutter system was partially blocked with debris and one or more downspouts or splash blocks were in need of repair
Page 7 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Some shingles appear loose, missing, curling and/or lifting at one or more areas and recommend referring this to a qualified roofing contractor for correction. • Recommend removing debris from the roof covering and/or gutter system • The gutter system was observed to have some leakage, corrosion, rust, loose fasteners and/or filled with debris
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Earth to wood contact was observed on the exterior siding and should be a minimum of {6"} clearance from the ground
Page 8 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • The garage entry door is not equipped with a self closing device • The garage entry door was observed to be a non-fire rated door. Under current building standards; the entry door between the garage and the residence should have a minimum of a {20} minute fire block rating.
Page 9 Item: H	Windows	<ul style="list-style-type: none"> • Screens throughout in several locations require repair or replacement, see photos
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 13 Item: A	Heating Equipment	<ul style="list-style-type: none"> • The HVAC system was not operational, and requires service and confirmation of serviceability by a qualified contractor.
Page 14 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • The HVAC system was not operational at the time of the inspection and service and verification of serviceability is required by a qualified contractor
Page 15 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Filter is dirty and should be replaced • Filter is in the hall ceiling • Filter is located in the bedroom wall • One or more duct work in contact with each other may produce hot/cold spots and cause condensation resulting in possible water damage from the attic.
PLUMBING SYSTEM		
Page 16 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • The anti static water pressure readings are typically at {40-70 psi} in the normal operating range. Pressure exceeding these limits or higher than {70 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns
APPLIANCES		
Page 21 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door • The oven was tested at {350} degrees for a {20} minute period and failed to meet the preset temperature

Page 23 Item: G	Garage Door Operators	<ul style="list-style-type: none">• The weatherstripping on the door bottom appeared to be in need of replacement• The automatic operator was not operational due to one of the sensors wiring being disconnected
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