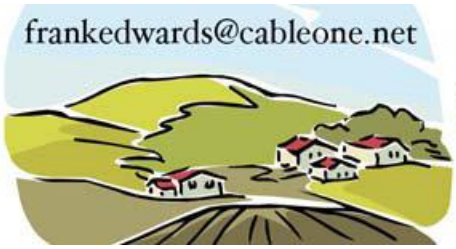
Property Inspection Report
Exclusively For:
Client

Somewhere,
Somplace, TX

Report Identification: 2917



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PROPERTY INSPECTION REPORT

Report Identification: 2917

Prepared For: **Client**
(Name of Client)

Concerning: **Somewhere, Somplace, TX**
(Address or Other Identification of Inspected Property)

By: **Frank Edwards License Number 4512** **09/08/2017**
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- 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
Notice: This inspection report is subject to the attached contract and handouts

Inspection Scope ☒ Full ☐ Limited – Reason _____
Property inspected was ☒ Occupied ☐ Vacant ☐ _____

Parties present at inspection ☐ Buyer ☒ Seller ☐ Listing Agent ☐ Buyers Agent
Documents provided to inspector ☐ Sellers Disclosure ☐ Engineers Report ☐ Previous Inspection

Weather conditions during inspection ☒ Sunny ☐ Overcast ☐ Raining ☐ Snowing
Time of inspection 10:00AM Outside air temperature during inspection 72° This dwelling faces South

Date/Time	Temp	Dew Point	Relative Humidity	Pressure	Visibility	Ceiling	Wind	Gust	Weather
9:55 AM, Fri 8 September 2017	72°	56°	57%	30.21in	10mi	Unl	S 8mph	NA	Clear

Additional written information provided with this inspection report ☐ Yes ☒ No
Cost of inspection services $ 361.50 to be paid at ☐ Inspection ☐ Closing ☒ By mail ☒ By Credit Card

General Deficiencies are in Black **Safety or Structural Deficiencies are in Red**
Maintenance Recommendations are in Blue **Energy Efficiency Suggestions are in Green**

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): Slab on Grade Raised Pier Beam
Comments: The inspector will inspect the inspect slab surfaces, foundation framing components, subflooring, and related structural components He will report exposed or damaged reinforcement and post-tensioned cable ends that are not protected.

The inspector will inspect the raised pier and beam crawl space area to determine the general condition of the foundation components. He will report his crawl space inspection vantage point and any limits to his visibility of the area. He will also report crawl spaces that do not appear to be adequately ventilated or a crawl space drainage that does not appear to be adequate as a deficiency. He will report any deteriorated materials, damaged beams, joists, bridging, blocking, piers, posts, pilings. The inspection also includes the subfloor, non-supporting piers, posts, pilings, columns, beams, sills, or joists. The inspector will not enter a crawl space or any areas where

headroom is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where he reasonably determines conditions or materials are hazardous to his health or safety.

The inspector will render a written opinion as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as open or offset concrete cracks, obvious floor slopes used to render the opinion of adverse performance. Other indicators may include brick cracks, rotating, buckling, cracking, or deflecting masonry cladding, separation of walls from ceilings or floors, framing or frieze board separations, out-of-square wall openings or separations at wall openings or between the cladding and window/door frames as well as sheetrock cracks in the walls or ceiling. Indicators around doorway could include binding doors, out-of-square doorframes non-latching, warped, and twisted doors or frames. Foundation movement could also be indicated by sloping countertops, cabinet doors, or window/door casings. Exterior indicators could include soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios. The inspector will not provide an exhaustive list of indicators of possible adverse performance It should be noted that this inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exist about the potential for future movement.

Visible Floor Types	☒ Concrete Slab	☒ Wood Framing		
	☐ Wood on Ground	☐ Steel Support Structure		
Pier and Beam Crawl Space	☒ Accessible	☐ Not Accessible		
Crawl Space inspected	☐ From opening	☒ From under home		
Crawl Space visibility	☒ Full	☐ Limited	☐ Hazardous conditions	
Limited under	☐ Bathroom	☐ Kitchen	☐	
Type of Ventilation	☐ Screened Vents	☐ Power Vents		
Vapor Barrier Present	☐ Yes	☐ No		
Crawlspace or Floor Insulation Present	☐ Yes	☐ No	Thickness	

Foundation Deficiency Items

The monolithic slab foundation was checked by walking around the exterior & interior walls & by using an electronic digital water level throughout. The foundation has settled about 1.3" in the kitchen area and about 3/4" at the bottom of the stairs in the basement area. All other areas are within builder's tolerances which is less than +- 3/4".

The settling in the kitchen appears to be from old settling due to possible poor drainage which has since been corrected.

The pier and beam portion below the den and Southwest bedroom was accessed and crawled through and there were form boards imbedded in a couple of piers.

There are form boards imbedded in the foundation along the East side of the foundation.

Overall the foundation is functioning as it is intended.

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☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments: The inspector will inspect for improper or inadequate grading and drainage around the house and report any visible conditions that are adversely affecting the foundation performance. These deficiencies could include improperly sloped flatwork such as patios, sidewalks and porches, water ponding or soil erosion. Deficiencies in the gutter and downspouts system drainage will also be reported, however the sizing, efficiency or adequacy of the gutter and downspout system will not be determined. Damage to retaining walls, as they related to foundation performance, will be included in the inspection but not included if they do not affect foundation performance. The inspector will not determine the area hydrology, presence of underground water or the efficiency or operation of any surface or sub-surface drainage system.

Grading and Drainage Deficiency Items
The grading is South to North. The grading and drainage appears to be good for this property.

Grading and Drainage Maintenance Recommendations
C - Proper grading should be maintained on all sides of the house to allow water to drain away from the foundation. Check your flowerbeds each year to make sure that water is not trapped next to the foundation. All gutter downspouts should extend several feet away from the foundation or flowerbeds to prevent localized flooding. C - The area within 2-3 feet of the foundation should be watered 10 – 15 minutes several times a week during dry seasons throughout the year to keep the soil hydrated & minimize the potential for foundation settlement.

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Composition shingle

Viewed From: Rooftop

Comments: The inspector will inspect the roof from the roof level unless if in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or he may significant damage to the roof covering materials may result from walking on the roof. He will report any roof levels or surfaces that were not accessed.

He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined by a random sampling). He will report any visible deficiencies in the roof covering materials and evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations. He will also list any visible evidence of water penetration. The list of all water penetration areas or areas of previous repairs will not be an exhaustive list of all affected locations.

The inspector will inspect the flashing and counter flashing the general condition of roof jacks skylights and other roof penetrations and report any deficiencies or evidence of previous repair. He will also report visible deficiencies in installed gutter and downspout systems.

He will not make a determination regarding the remaining life expectancy of the roof covering or determine the number of layers of the roof material or identify latent hail damage. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

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Roof Condition ☒ Good / New ☐ Average ☐ Aged

- ☐ Unable to make a close observation due to
- ☐ Evidence of previous repairs to flashings / skylights / other penetrations
- ☐ This house has an overlay roof.

Roof Covering Deficiency Items
The roof covering was inspected by walking on the roof covering and is a new roof. The roof covering is an asphalt laminated composition Timberline® style 30-year style roof covering.

Roof Covering Maintenance Recommendations
C - All tree limbs should be trimmed 3 feet away from the roof to minimize damage to the roof covering.

Roof Covering Energy Efficiency Suggestions
C - Light color roofs are more energy efficient than darker color roofs. When your current roof is replaced, consider a lighter roof to reduce your cooling bills.

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

Viewed From: Attic

Approximate Average Depth of Insulation: 6-8 inches

Comments: The inspector will inspect the roof structure. He will inspect the structure and sheathing and report any deficiencies in installed framing members and roof or attic flooring, as well as deflections or depressions in the roof surface as related to the adverse performance of the framing and the roof deck; He will report any visible evidence of water penetration evident and deficiencies in floored passageways and service platforms that would not allow or limit access for equipment, service, repair, or replacement. He will inspect for inadequate attic space ventilation and report deficiencies in attic ventilators.

He will inspect for the visible presence of attic insulation and report any missing insulation. He will describe the insulation and vapor retarders visible in unfinished areas. He will not operate any power ventilators. The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will not enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches.

Roof Type ☒ Wood frame ☐ Steel frame

Attic ventilation ☐ Soffit vents ☐ Exhaust ports ☒ Gable vents ☐ Ridge vents ☐ Wind Turbine(s) ☐ Power Turbine(s) ☐ None Evident

Type of Insulation Fiberglass Vapor Barrier ☐ Visible ☐ Not Visible

☐ Visible evidence of moisture penetration evident in

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Roof Structure Deficiency Items
The attic has 6" of rolled fiberglass insulation throughout the accessible attic area over the original living area. There is no work platform and no walkway to the furnace area in the attic. The washroom vent terminated to the attic.

Roof Structure Energy Efficiency Suggestions
C - Recessed light ceiling penetrations into the attic should be sealed with foam insulation boxes or replaced with air tight and insulation contact rated fixtures. Construct the insulation boxes from ½ inch foam panels using metal backed duct tape. These boxes should be applied over recessed lights and pull down attic stairways located in living areas. Make sure you provide 2-3 inch clearance away from the recessed light fixture as a heat buffer zone. Install gaskets or caulk and seal the ceiling light junction boxes to the ceiling sheetrock to reduce air infiltration. C - Attic insulation protects the living area from attic temperatures that can reach 160 degrees during the summer. The current insulation standard on new construction residences is R – 38 or about 14 inches of fiberglass insulation. Upgrading your attic insulation package can save you energy and may you qualify for a federal tax credit to help defray the installation cost. C - You can also protect the living area from attic temperatures by using a radiant barrier material to minimize transmission of infrared heat from the roof into the house. Radiant barrier paints are not very effective, however radiant barrier foil is much more effective and easy to install as a D-I-Y project. Installing radiant barrier can save you energy and may qualify for a federal tax credit to help defray the installation cost. C - Attic ventilation is also important to help reduce attic temperature. Current building codes require 1 square foot of ventilation for every 150 square feet of attic area. Soffit vents on the eaves allow air into the attic to cool the space and roof vents allow the hot air to be exhausted. The roof vents may be passive exhaust vents, wind driven vents or solar vents and should be located in the upper third of the roof. Make sure that your soffit vents are clean and unobstructed to allow good air flow.

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

Comments: The inspector will inspect the interior and exterior walls and report visible deficiencies of the surfaces as related to structural performance or any visible evidence of water penetration. Those deficiencies may include deficiencies in claddings, water resistant materials and coatings as well as flashing details and terminations, and any visible evidence of water penetration. He will report the lack of functional emergency escape and rescue openings in all sleeping rooms and the lack of a fire separation wall in between the garage and the residence and the residence attic space. The inspector will not report cosmetic damage to any interior and exterior walls, nor make an exhaustive list of water penetration locations. He will not inspect the condition or presence of awnings, shutters, security devices or systems. The presence of corrosive gypsum board "Chinese Drywall" is outside the scope of this inspection.

Visible Wall Construction ☒ Wood framing ☐ Metal framing
Exterior Cladding ☐ Brick masonry ☐ CMU masonry
☐ Concrete ☐ Stucco ☐ EIFS
☒ Wood siding ☐ Vinyl Siding ☐ Metal Siding
☐ Aluminum Siding ☐ Asbestos Siding ☐ Other
☐ Evidence of water penetration evident at
General exterior cladding condition: Well maintained

Wall Deficiency Repairs

Wall Maintenance Recommendations

C - The bathroom mirrors should be sealed around with silicone caulk to prevent water spraying from the sink and steam moisture going behind the mirrors.

C - Maintain the seal at the walls in the shower and bathtubs. Seal any crack or puckered areas with grout (being the best in a wet area). Caulking can also be used. Between the wall tiles, in the corners, seat tops, the top and bottom of the wall or at the shower pan. The faucets, shower heads and the water handles. This is to prevent water entering the walls in these areas.

C - The caulking that has shrunk at the wall / crown molding joint or wall cabinets may be from inexpensive caulk and heat in the house. Always use premium siliconized latex caulk when you do caulking around the house.

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Wall Energy Efficiency Suggestions
C - Wall penetrations under sinks should be sealed with escutcheon plates, foam, caulking or duct tape to minimize air infiltration into the house from the entering these areas.
C - Install gaskets or caulk and seal all wall outlet and switch junction boxes to the wall sheetrock to reduce air infiltration. Sealing utility wall penetrations under sinks and in cabinets can also help reduce the ACH (Air Changes per Hour) of your house. You have to heat / cool and dehumidify all air that leaks into your house.

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments: The inspector will inspect the ceiling and floors and report visible deficiencies of the surfaces as related to structural performance or any visible evidence of water penetration. Those deficiencies may include deficiencies in claddings, water resistant materials and coatings as well as flashing details and terminations, and any visible evidence of water penetration. He will report the lack of a fire separation wall in between the garage and the residence and the residence attic space. The inspector will not report cosmetic damage to any ceiling or floor, nor make an exhaustive list of water penetration locations.

Ceiling Structure is Sheetrock

☐ Evidence of water penetration evident on

Ceiling and Floor Deficiency Items
The floors were checked with an electronic digital water level throughout. The floor elevations are low about 1.3" in the kitchen area and about 3/4" at the bottom of the stairs in the basement area.

Ceiling and Floor Maintenance Recommendations
C - Keep the floor tiles sealed with grout at the thresholds at all exterior doors to prevent water or moisture going in to this area and causing the tiles to become loose or damaged.
C - Keep the floor tiles grouted between the floor tiles and door thresholds or at the base of cabinets to keep moisture out of the floor assembly.

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

Comments: He will report the condition and performance of interior and exterior doors as well as overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors unless a key is not available The inspection include reporting the lack of a solid wood door not less than 1-3/8 inches in thickness, a solid or honeycomb core steel door not less than 1-3/8 inches thick, or a 20-minute fire-rated door between the residence and an attached garage. He will inspect the weather stripping, gaskets and other air barrier materials. He will not inspect door locks or latches on interior doors.

☐ door could not be inspected

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Door Deficiency Items

Door Maintenance Recommendations
C - Door stops should be installed on all doors to prevent damage to doors and walls from door knobs.
C - The exterior entry doors should be rekeyed by a lock smith after the closing of the house for homeowner safety.
C - Button latches can be adjusted to allow double doors to open & close properly.

Door Energy Efficiency Suggestions
C - Self closing door hinges can be installed on the garage entry door to help assure that this door closes for safety and energy efficiency.
C - Weather stripping should be checked yearly and reinstalled at all exterior doors if necessary.

☒ ☐ ☐ ☐ **H. Windows**

Comments: The inspector will inspect all the visible door and window glazing for their condition and performance. He may not identify all specific locations of damage or water penetrations, but may use general descriptions or methods for marking the damage or deficiencies. He will report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations. Windows and lock functions will not be operated or tested.

☐ Safety glass installed in hazardous locations

Window Deficiency Items
Upstairs unfinished area has casement windows. One of the windows is missing drive crank.

Window Maintenance Recommendations
C - The exterior window transitions to the brick should be sealed with a high quality siliconized latex caulk to minimize water intrusion into the brick wall.

Window Energy Efficiency Suggestions
C - Solar screens on south and west facing windows that do not have adequate eave overhangs can reduce the solar heat load on rooms located in those areas.

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I	NI	NP	D

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

Comments: The inspector will inspect and report any visible deficiencies in interior and exterior steps, stairways, landings, guardrails, and handrails. He will report any spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles The inspector will not exhaustively measure every stairway component.

Stairway Deficiency Items
The stairway to the living area over the garage is unfinished and there are no hand rails. The steps at the West end of the front porch have four or more risers and is missing hand railing.

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

Comments: The inspector will describe and inspect each fireplace or solid fuel burning appliance and chimney structure, termination, coping, crown, caps, and spark arrestor. He will report the buildup of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report deficiencies in the dampers, lintel, hearth, hearth extension, and firebox He will report the presence of combustible materials in near proximity to the firebox opening, hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of fire stopping at accessible attic penetrations of the chimney flue.

The inspector will report deficiencies with the gas log lighter valve and its location. He will report an inoperable circulating fan. The inspector will not make a determination of the adequacy of the draft, verify the integrity of the flue or perform a chimney smoke test.

Type of fireplace ☐ Masonry ☐ Metal Insert ☐ Wood stove/insert
Type of chimney ☐ Tile ☐ Brick ☐ Metal ☐
Attic Firestop ☐ Area accessible ☐ Not accessible
Chimney Cap ☐ Present ☐ Not present
Combustion Air Vent ☐ Present ☐ Not present
Gas Valve / Logs ☐ Present ☐ Not present
Chimney observed ☐ From ground ☐ From roof

Fireplace Deficiency Items

Fireplace Maintenance Recommendations
C - The fireplace chimney should be cleaned every 1-2 cords of wood burned depending on the species of wood used. Gas logs can be used instead of wood to eliminate the need to clean the fireplace chimney.

Fireplace Energy Efficiency Suggestions
C - Close the fireplace damper to improve the energy efficiency of the fireplace during times the fireplace is not in use. Installing glass doors can also improve energy efficiency when a damper clip that is required

for safety on fireplaces with glass logs.

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

Comments: The inspector will inspect balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress. He will report any structural deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports.

He will report deficiencies in, or absence of required, guardrails and handrails as well as spacings between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade.

The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers. He will not exhaustively measure the porch, balcony, deck, or attached carport components. He will not enter areas under porches, balconies and decks where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

Porch, Balcony, Deck or Carport Deficiency Items
Some of the boards on the North decks have loose screws. The decking is weathered and should be checked at all fasteners & the deck restained.

☒ ☐ ☐ ☒ **L. Other**

Comments: The inspector will inspect walkways, patios and driveways leading to the dwelling entrance and report any deficiencies. He will inspect a representative number of the installed cabinets.

Other Deficiency Items
There is a step up into the garage and boat storage area which will make it difficult to park vehicles into the garage.

II. ELECTRICAL SYSTEMS

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

Comments: The inspector will inspect the service entrance cables and report deficiencies with the insulation of the service entrance conductors, drip loop, separation of conductors at weatherheads, and clearances. He will report a drop, weatherhead or mast that is not securely fastened to the structure. The inspection includes the absence of or deficiencies in the grounding electrode system, a grounding electrode conductor or the lack of a secure connection to the grounding electrode system. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

The inspector will not determine the present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. He will not conduct voltage drop calculations or determine the accuracy of the breaker labeling. He will not determine the insurability of the property.

He will inspect electrical cabinets, gutters, meter cans, and panel boards that are not secure, appropriate for their location, have deficiencies in clearance and accessibility, missing knockouts or are not bonded and grounded. The inspection includes cabinets, disconnects, cutout boxes, and panel boards that do not have dead fronts secured in place with proper fasteners as well as conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes. The inspector will report a panel that is installed in a hazardous location, such as a clothes closet, a bathroom, where there are corrosive or easily ignitable materials, or where the panel is exposed to physical damage or does not have a minimum of 36 inches of clearance. He will not remove covers where hazardous as judged by the inspector.

The inspector will report the absence of a main disconnect and trip ties that are not installed on 240 volt breakers and deficiencies in the type and condition of the wiring in the cutout boxes, cabinets, or gutters. The inspector will report deficiencies in the type and condition of the wiring in the panels, the compatibility of overcurrent devices for the size of conductor being used and the sizing of overcurrent protection and conductors for listed 240 volt equipment (when power requirements for listed equipment are readily available and breakers are labeled). He will not verify the effectiveness of overcurrent devices; or operate overcurrent devices.

The inspector will report the deficiencies of installed ARC-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. He will not test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment or report the lack of arc-fault circuit interrupter protection when the circuits are in conduit.

In homes that have aluminum wiring, the inspector will report as deficient the absence of appropriate connections and anti-oxidants on aluminum conductor terminations.

Wire Type(s) found in Main and Sub Panels: ☒ Copper ☐ Aluminum ☐
Appropriate Connections: ☒ Present ☐ Not Present
☒ Approved Copper / Aluminum Devices
☐ Pig Tailed Connections ☐ Crimp Connections
☐ Other
Location of Main(s) / Sub Panel(s) / Disconnect(s) garage
Nominal Voltage 120 / 240 Service Ampacity 150 Wiring Methods Non Metalic Cable

Service Entrance and Panel Deficiency Items:
Square D 200-amp load center with 150-amp main breaker is on the West wall in the Southwest bedroom. This load center did not meet current accessibility codes as there is a desk in front of the load center. There must be 3' of accessible clearance in front of the load center with 1' of clearance on each side. This load center appeared to be marked on all breakers. There is a General Electric 200-amp sub panel in the garage. The sub-panel is wired correctly with all copper wiring. There are no AFCI breakers which is a 2005 NEC code. There are no bonding bushings. Both the load center & sub-panel are wired correctly with all copper wiring.

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

I	NI	NP	D

Service Entrance and Panel Maintenance Recommendations
C - The electrical panel door should not be obstructed by stored item for safety and easy access.
C - Once you move into the house, verify what circuit breakers cover which areas in the house and write that information on the register on the panel door. The current listings may not be accurate.

Service Entrance and Panel Energy Efficiency Suggestions
C - Power Factor Correction equipment can save energy and help protect electrical equipment in the house from power surges.

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

Type of Wiring: Copper

Comments: The inspector will inspect the branch circuits, connected devices and fixtures. He will report deficiencies in exposed wiring, wiring terminations, junctions, junction boxes and devices. He will also report appliances and metal pipes that are not bonded or grounded or lack of equipment disconnects. He will report the absence of conduit and disconnects in appropriate locations. He will report the improper use of extension cords. He will not inspect low voltage wiring systems, smart home automation components or disassemble any mechanical appliances.

If branch circuit aluminum wiring is discovered in the main or subpanels, he will perform a random sampling of accessible receptacles and switches. He will report inappropriate connections, such as copper/aluminum approved devices.

The inspector will inspect all accessible receptacles and report as a deficiency receptacles that are damaged, inoperative, have incorrect polarity or three-prong receptacles that are not grounded. He will report missing or damaged covers, evidence of arcing or excessive heat. He will report receptacles that are not secured to the wall or covers that are not in place.

He will report deficiencies of installed Ground Fault Circuit Interrupter (GFCI). Required GFCI locations include bathroom receptacles, garage receptacles, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles, and laundry, utility, and wet bar sink receptacles located within 6 feet of the outside edge of a laundry, utility, or wet bar sink; kitchen countertop receptacles.

The inspector will operate all accessible wall and appliance switches and report switches that are damaged or inoperative. He will also report switches that have missing or damaged covers as well as switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures.

He will manually test smoke or fire detectors and carbon monoxide alarms that are not connected to a central alarm system and report deficiencies in installation and operation. The inspector will manually test the accessible smoke alarms by use of the manufacturer’s approved test or by the use of canned smoke and report the absence of smoke detectors in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics. In dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level. The inspector will not verify the effectiveness of

smoke alarms and carbon monoxide alarms or, interconnectivity of smoke alarms, activate smoke alarms that are being actively monitored or require the use of codes or verify that smoke alarms are suitable for the hearing-impaired**.**

Branch circuit wiring is ☒ Grounded 3 wire ☐ Ungrounded 2 wire
☒ Random inspection of outlets / switches performed
GFCI protection at ☒ Kitchen ☐ Bar ☒ Bathroom ☐ Laundry
☐ Whirlpool ☒ Garage (note for freezer use)
☒ Exterior outlets (below 5'6") ☐ Pool/Spa light
Smoke Detectors ☒ Present ☐ Not Present
Carbon Monoxide Alarms ☐ Present ☒ Not Present

Branch Circuit, Connective Device and Fixture Deficiency Items
The GFCI outlet by the kitchen range is faulty is will in trip.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Forced Air - Split System
Energy Sources: Horizontal Flow - Electric
Comments: The inspector will operate the system using normal control devices and report any deficiencies in the controls, thermostats and accessible operating components of the heating system. He will report the inadequate access and clearances for inspection, service, repair or replacement, lack of protection from physical damage, inappropriate locations and furnace burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation. He will inspector for deficiencies in mounting and operation of window units. He will not operate a unit outside its normal operating range.

He will inspect and report deficiencies in operation of heating elements of electric furnaces and heat pumps and the condition of the conductors. The inspector will inspect gas furnaces and report gas leaks, the presence of forced air in the burner compartment, flame impingement, uplifting flame, improper flame color, or excessive scale buildup. He will report units that do not operate. Heat pumps may not be tested when the outdoor air temperature is above 70 degrees.

He will report deficiencies with and the lack of a gas shut-off valve. The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report deficiencies in conditioned, combustion, and dilution air. He will inspect the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances. The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection**.** He will not inspect heat reclaimers, wood-burning stoves operate radiant heaters, steam heat systems, unvented gas-fired heating appliances or determine the efficiency or adequacy of a system.

Furnace is ☒ Fully accessible ☐ Partially accessible ☐ Not accessible
Gas Shut Off Valve ☐ Present ☐ Accessible ☐ Not Present and/or Observable
Branch Line ☐ Iron / Flex ☐ Copper ☐

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I	NI	NP	D

Heating Equipment Deficiency Items
Goodman furnace unit data information was not accessible due to the access doors being sealed with duct tape. The furnace was inspected by checking the heat output at the registers which appears to be functioning as expected.
The HVAC return filter is in the den ceiling and is a 12" x 24" x 1" disposable filter.

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Type of Systems: Split System

Comments: The inspector will describe inspect each unit and report inoperative units. He will report deficiencies because of inadequate access and clearances as well as inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system or the tonnage and match of indoor and outdoors coils and condensing units.

He will report dirty evaporator or condensing coils, (where accessible), damaged casings on the coils, and a condensing unit lacking adequate clearances or air circulation and deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces. He will also report deficiencies in the mounting and operation of window or wall units

He will report deficiencies in the condensate drain and auxiliary/secondary pan and drain system, water in the auxiliary/secondary drain pan and a primary drain pipe that terminates in a sewer vent. He will also report missing or deficient refrigerant pipe insulation.

On Evaporative cooling units, the Inspector will inspect all units and report the type of system as a one or two speed system, the type of water supply line and when units are winterized, drained, shut down or the lack of a damper. He will report as deficient all corrosive and mineral build-up or rust damage/decay at the pump, pulleys of the motor, blower, louvered panels, water trays, exterior housing, or the roof frame. He will also report when there is less than a one-inch air gap between the water discharge at the float and water level in the reservoir.

The inspector will inspect the components of the system and report deficiencies with the function of the pump, interior housing, the spider tubes, tube clips, bleeder system, blower and bearings, float bracket, fan belt, evaporative pad(s), and installation and condition of the legs on the roof rails and fasteners to the roof structure and the unit as well as the roof jack.

Unit Manufacture Goodman MN: CK30-1A SN: 9905578074 2-1/2-ton condensing unit manufactured February 1999. This unit is a 11-SEER rated unit. The current recommended minimum SEER rating is 14.

Primary condensation drainline termination point(s) The A/C condensate drains to the West side of the foundation.

Location	DEN	Return	76.4°	Supply	57.5°	Δ Temperature	18.9°	
Location		Return	°	Supply	°	Δ Temperature	°	
Location		Return	°	Supply	°	Δ Temperature	°	

Window Air Conditioners ☒ Present ☐ Not Present

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I	NI	NP	D

Cooling Equipment Deficiency Items
The Goodman A/C unit functioned as expected. The basement window unit functioned as expected.

Cooling Equipment Maintenance Recommendations
C - Good air flow around the outside air conditioning compressor improves energy efficiency and increases the economic life of the unit. Keep the outside compressor level and cleaned from grass and shrubs. C - Keeping the A/C compressor charged helps keep it operating at higher efficiency levels and will extend the life of the unit. Once the compressor is more than 5 years old, it should be charged yearly to keep it in peak performance.

Cooling Equipment Energy Efficiency Suggestions
C - Air Conditioning equipment is rated by its Seasonal Energy Efficiency Rating (SEER). Each 1 point increase in the rating is equally to a 10% increase in energy efficiency. Upgrading an older SEER 9 compressor to a SEER 14 compressor equates to a 50% increase in energy efficiency. Upgrading your air conditioning system may qualify for a federal tax credit to help defray the installation cost.

☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments: While testing the HVAC system, the inspector will inspect the visible components of the ducts, chases, vents and thermostats for each unit. He will report the absence of airflow at all accessible supply registers in the habitable areas of the structure and report deficiencies in accessible duct fans, filters, ducting and insulation. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. He will report deficiencies with damaged or missing duct insulation.

He will report noticeable vibration of the blower fan or condensing fan and damaged ducting or insulation, improper material, or improper routing of ducts as well as improper or inadequate clearance of the unit from the earth. He will report as deficient the absence of air flow at accessible supply registers in the habitable areas of the structure, problems with duct fans, filters, grills or registers, the location of return air openings; and gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenum(s), and chase(s

He will not inspect accessories such as humidifiers, air purifiers, motorized dampers, electronic air filters or. The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not verify types of materials contained in insulation.

Filter Type Pleated Fiber Size(s) 12" x 24" x 1"

Duct System, Chases and Vents Deficiency Items
The return filter is in the den ceiling.

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I	NI	NP	D

Duct System, Chases and Vents Maintenance Recommendations
C - Reducing the number and angle of bends of the ducting in the attic improves air flow to different rooms in the house. This can improve comfort in the home.

Duct System, Chases and Vents Energy Efficiency Suggestions
C - Change air filters monthly for cleaner air quality in your home. Upgrading your filter to a pleated or washable filter will help with higher air filtration.
C - A programmable thermostat is a good investment to increase energy efficiency in the house, if the occupants leave the house and live on a regular routine schedule. Set your thermostat back 5-6 degrees when you are gone and then return the temperature to your present temperature about an hour before you return so the house will be comfortable. Set your temperature back 2-4 degrees when you go to bed and return the temperature to your preset temperature about an hour before you get up in the morning. Aggressive use of a programmable thermostat can save you 10 - 15% of your HVAC energy use.
C - If you have HVAC ducts located in the attic, seal the duct joints with mastic to reduce conditioned air lose in the attic. A typical house may lose 20 - 25% of the HVAC energy to duct leaks in the attic.

IV. PLUMBING SYSTEM

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

Location of water meter: Front yard
Location of main water supply valve: Front yard
Static water pressure reading: 60 *PSI*
Comments: The inspector will inspect the plumbing system, including drainage, sump pumps and related piping and report the presence of any active leaks. He will report incompatible materials visible in the connecting devices between differing metals in the supply system such as the lack of dielectric unions. He will also report deficiencies in the type and condition of all accessible and visible water supply line components and water pressure that is lower than 40 PSI or higher than 80 PSI. If the pressure is higher than 80 PSI, he will report the absence of a pressure reducing valve and the lack of an expansion tank at the water heater when a pressure reducing valve is present in the system.

The inspector will inspect the water supply system by viewing functional flow in two fixtures operated simultaneously. He will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will also report deficiencies in the installation and identification of the hot and cold faucets and a lack of shut-off valves. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures.

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I	NI	NP	D

He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.

The inspector will inspect the visible gas distribution system and components. He will not inspect the inaccessible gas supply system components for leaks. The inspector will not operate any water or gas main valves, branch valves or shut-off valves. He will not inspect any system that has been winterized, shut down or otherwise secured. He will not determine the quality, potability, or volume of the water supply. This inspection does not include circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems.

Type of supply lines ☒ Copper ☐ Galvanized Iron ☐ PVC/CPVC ☐ Polybutylene ☐

Anti-Siphon / Back Flow / Air Gap(s) ☐ Present ☒ Not Present

Plumbing Supply, Distribution System and Fixture Deficiency Items
The water meter and shut off valve are located in the front yard in the flower bed. The exterior faucets are missing air gaps.

Plumbing Supply, Distribution System and Fixture Maintenance Recommendations
C - Installing water cut off valves under sinks and at plumbing fixtures can minimize future problems & make repairs and upgrades easier to make. C - The aerators at some faucets are clogged and spray outward. The aerator screens can be cleaned by soaking them in white vinegar.

Plumbing Supply, Distribution System and Fixture Energy Efficiency Suggestions
C - Dripping faucets and leaking toilets can waste considerable water each month. Your water bill covers the amount of water you use and then they charge you for the waste water you generate based on the amount of water you use, so you are paying for water leaks twice. Some water companies are adding a surcharge for water use above some specified level, so you may end up paying for that water leak at a triple rate. C - Low flow faucets and shower heads can reduce the amount of water that you use. Often part of that water is hot water so low flow devices can also reduce your energy consumption for water heating.

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

Comments: The inspector will inspect the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will also report mechanical drainstops (if installed) that are missing or do not operate on sinks, lavatories and tubs. He will inspect the tubs, shower and enclosures for leaks or damage. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. The inspector will report the lack of a visible vent pipe system to the exterior of the

structure and any improper routing or termination of the vent system. He will not inspect for the presence of sewer clean-outs. The inspection does not include the presence or operation of private sewage disposal systems He will not verify the functionality of clothes washing drains or floor drains.

Type of waste lines ☒ PVC ☐ Iron ☐ Tile ☐

Drain, Waste and Vent Deficiency Items

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: Gas
Capacity: 40 *Gallons* *Gallons* *Gallons*
Comments: The inspector will inspect each unit and report any inoperative units, leaking or corroded fittings or tanks, broken or missing parts or controls and the lack of a cold water shut-off valve. He will report the lack of a safety pan, drain line and improper termination, where applicable. The inspector will also report an unsafe or inappropriate location, installation or inadequate access or clearance for service, repair or replacement without removing building components. He will not determine the efficiency or adequacy of the unit

In electric water heaters, the inspector will test the operation of the heating elements and inspect the condition of the conductors. In gas units, he will report as deficient gas leaks, the lack of burner shields, flame impingement, uplifting flame, improper flame color, or excessive scale build-up as well as the lack of a gas shut off valve. He will report any deficiencies the condition of the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances. He will report inadequate combustion and dilution air. He will report gas water heaters that are using improper materials for the gas branch line or the connection to the unit. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation or in rooms or closets that open into the garage.

The inspector will report a temperature and pressure relief valve that does not operate when the valve is of an operable type, leaks, is damaged, corroded, improperly located or cannot be tested due to obstructions.. He will also report deficiencies from the use of inadequate materials, piping that lacks gravity drainage, improperly sized piping or piping that lacks a proper termination. He will not verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes. He will not operate the temperature and pressure relief valve when the operation may cause damage to persons or property as reasonably determined by the inspector.

Type of Water Heater Present: Tank -Gas
T & P Valve ☐ Operated ☒ Not Operated because
Safety Pan and Drain Installed ☒ Yes ☐ No
Gas Shut Off Valve ☒ Present ☐ Accessible ☐ Not Present and/or Observable
Branch Line ☒ Iron / Flex ☐ Copper ☐
Type of Observable Vent Pipe ☒ Double Wall ☐ Single Wall
☐ Cement / Asbestos ☐
Garage Unit(s): Physically Protected ☐ Yes ☐ No
18 inch Floor Clearance ☐ Yes ☐ No

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I	NI	NP	D

Unit Manufacture General Electric MN: GP40T06AVG00 SN: GELP0708507102 40-gallon gas water heater in the basement in the water heater closet Manufactured July 2008.

Water Heater Deficiency Items
The water heater functioned as expected. The water heater closet is missing upper and lower combustion ventilation.

Water Heater Maintenance Recommendations
C - Flush your water heater at least once a year to keep the heating capacity at peak performance and extend the economic life expectancy of the unit. C - Operate the Temperature & Pressure relief valve yearly to clean calcium carbonate off the valve that can cement it in the closed position.

Water Heater Energy Efficiency Suggestions
C - Keep your water temperature set low to save energy. Dishwashers need about 135 degrees to sterilize dishes. Use the heat cycle if you have your water heater set below this setting. C - Laundry detergents are now designed to use cold water during most cleaning so you can save energy by using the cold water settings when possible.

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

Comments: The inspector will inspect the unit and report deficiencies in components and performance. He will report evidence of visible and active leaks if the access cover is available and accessible. He will report as deficient any inaccessible pumps or motor for inspection, service, repair or replacements. He will report problems with the ports, valves, grates and covers. He will report switches that are not in a safe location or do not operate. He will also report a unit the absence or failure of a Ground Fault Circuit Interrupter (GFCI). The inspector will not determine the adequacy of self-draining features of the circulation system.

GFCI Access Cover ☐ Present ☐ Available ☐ Not Present ☐ Accessible ☐ Not Available and/or Accessible

Hydro-Massage Therapy Deficiency Items

Hydro-Massage Therapy Maintenance Recommendations
C - The unit should be **shock cleaned** before used. Fill the tub with cold water over the jet covers. Pour a cup of BLEACH into the water and turn the motor on for 20 minutes. Turn the whirlpool off and drain, repeat 2 more times with bleach, then fill tub with clear water the fourth time to rinse. The 5th tub is yours to ENJOY.

Hydro-Massage Therapy Energy Efficiency Suggestions
C - Many bathtubs are not fully insulated on the exterior wall. If you have access to this area, you can add bat insulation between the bathtub and exterior wall to keep your bath water warmer longer.

V. APPLIANCES

☒ ☐ ☐ ☒ **A Dishwashers**

Comments: The inspector will operate the unit in the normal mode with the soap dispenser closed and report inoperative units rust on the interior of the cabinet or components, failure to drain properly or the presence of active water leaks. He will report any deficiencies in the door gasket, control and control panels and interior parts, including the dish racks, rollers and spray arms. He will report soap dispensers that do not open, drying elements that do not operate and missing rinse caps. He will report units that are not securely mounted to the cabinet and door latches or springs that do not operate properly. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.

Dishwasher Deficiency Items
Whirlpool MN: DU948PWKB1 SN: FM1201529 dishwasher functioned as expected. There is minor rust on the dishwasher racks.

Dishwasher Maintenance Recommendations
C - If your dishwasher drain line terminates into your garbage disposal, then you should run the disposal before running the dishwasher to prevent backups into the sink. C - Watch you dishwasher rack for rust spots on the spindles. Use a tab of silicone to keep the spindle sealed to extend the life of the rack.

☐ ☐ ☒ ☐ **B. Food Waste Disposers**

Comments: The inspector will operate the unit and report any defective units, unusual sounds or vibration. He will report a unit that is not securely mounted. He will also report signs of active water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior casing.

Food Waste Disposer Deficiency Items

Food Waste Disposer Maintenance Recommendations
C - Use ice or lemon slices to clean the unit and keep odors at a minimum. C - Jammed hammers can be loosed by spraying WD-40 into the top of the unit, and then have someone secure the blade assembly with a Allen wrench under the sink while you tap the jammed hammer with a

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

I	NI	NP	D

large screw driver and hammer.

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

Comments: The inspector will inspect the unit and report a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration. He will report if the unit is not securely mounted or has any unusual sounds or vibration from the blower fans. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter, vent pipe, light, lens and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of recirculating type or configuration.

Vent ☐ Recirculates Air ☒ Vents to Exterior ☐ Vent not Present

Range Hood and Exhaust System Deficiency Items
Whirlpool SN: TR 5 10 15249 range hood, surface lights, and microwave. The range hood and surface lights functioned as expected. The range hood vented to the West exterior wall.

Range Exhaust Vent Maintenance Recommendations
C - Clean the range exhaust vent filter regularly with hot soapy water to keep grease from becoming rancid in the filter and recirculating back into the house.

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

Comments: The inspector will inspect and operate each range or cooktop and report inoperative units. He will report as deficient any damaged controls and control panels, thermostats sensor support, glass panels, drip pans, lights and lenses. He will also report problems with the door gaskets, hinges, springs, closure, and handles, door latch and heating elements or burners. He will report inadequate clearance from combustible material, secure mounting of the unit and the absence of applicable anti-tip devices. He will inspect the operation of the thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report gas leaks and the absence or inaccessibility of a shut-off valve.

Type of Range ☒ Electric ☐ Gas
Type of Oven ☒ Electric ☐ Gas
Gas Shut Off Valve ☐ Present ☐ Accessible ☐ Not Present and/or Observable
Branch Line ☐ Iron / Flex ☐ Copper ☐
Oven Temperature when set at 350° Upper 341° Lower 354° ° °

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I	NI	NP	D

Range, Cooktop and Oven Deficiency Items
Could not see the ID label to access the model and serial numbers. The oven clock, timer, and oven lights functioned as expected. The electric cook top functioned as expected on all burners. Both electric ovens functioned as expected. The range is not connected to an anti-tip device. However, the bottom oven door when opened will sit on the floor and will not cause the range to tip over.

Range, Cooktop and Oven Maintenance Recommendations
C - Do not use oven cleaners inside self-cleaning ovens. The chemical will etch the oven wall coating so the self-cleaning function will not work in the future

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments: The inspector will operate built-in units by heating a container of water or other testing means and report any broken inoperative units. He will report as deficient any problems with controls and control panels, handles, the turn table, interior surfaces, door and door seal, glass panels and lights or lenses. He will report a unit that is not securely mounted to the wall. The inspector will not test for radiation leakage.

Microwave Oven Deficiency Items
Whirlpool SN: TR 5 10 15249 range hood, surface lights, and microwave. The microwave oven functioned as expected.

Microwave Oven Energy Efficiency Suggestions
C - Microwave oven use considerable less energy to heat food compared to conventional ovens. Use the microwave oven whenever possible for energy savings.

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

Comments: The inspector will operate each unit and report inoperative units and any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure, or a gas heater that is not vented to the exterior. He will report as a deficiency the lack of an exhaust ventilator in required areas.

☒ Vents terminate outside the structure

Exhaust Vent and Heater Deficiency Items
The exhaust vents in the washrooms vent to the attic and crawl space.

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

I	NI	NP	D

Exhaust Vent and Heater Maintenance Recommendations
C - Vent fans often become clogged with toilet paper lint and become ineffective over time. Clean them gently with the brush on your vacuum cleaner attachment.
C - It is important to turn on the exhaust vent fans in the bathrooms to vent moisture from the use of showers. A 10 minute shower can produce a half gallon of moisture that can stay inside of the bathroom for a long time and potentially cause mold problems.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments: The inspector will operate the overhead garage door operator and report an inoperative unit. He will report deficiencies in the installation, condition and operation of the garage door operator as well as the control button and emergency release components. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled and deficiencies in photo electric sensors that are more than six inches above the garage floor.

Door Operated ☐ Manually ☒ Automatic door controls

Garage Door Operator Deficiency Items
The close tension on the garage door closer was set too high.
The photo eyes on the garage door operator functioned as expected.

Garage Door Operator Maintenance Recommendations
C - Double overhead garage doors have a lot of flexibility in the center of the door. Thieves can push the top of the door in slightly & use a coat hanger to fish the disconnect rope to the gap they create at the top of the door to get easy access to the garage. Remove the plastic handle & shorten the rope to make it more difficult to break into your garage.
C - Lubricate the door rollers and track yearly to help keep the door quite on operating smoothly.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments: The inspector will inspect the visible components of the system and report deficiencies in materials, installation or termination. He will report improper routing and length of vent pipe as well as the lack of a dryer vent system when provisions are present for a dryer. The inspector will not determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring.

Dryer Exhaust System Deficiency Items
The dryer vents to the East side of the dwelling below the decking.

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

I	NI	NP	D

Dryer Exhaust System Maintenance Recommendations
C - If the dryer vents to the exterior through the attic, watch for a lint buildup on the vent screen at the roof exhaust port or a buildup in the vertical vent pipe. The lint can fall back down the vent pipe when the dryer is turned off and become blocked which can cause a fire.

☒ ☐ ☐ ☐ **I. Other**

Comments: The inspector will inspect the doorbell components and report if the unit does not operate. He will also report any deficiencies in visible and accessible components.

Other Deficiency Items
There is an RO system below the kitchen sink that dispenses water through a spigot on top of the kitchen sink.
Kenmore MN: 665.13619101 SN: SS4164212 built-in trash compactor. The trash compactor functioned as expected.
There is a propane tank in the West yard that appears to be just for the water heater. The propane tank is properly tagged and is in good shape.
There is a whole house water softening system in storage area in the basement area.

VI. OPTIONAL SYSTEMS

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

Comments: The inspector will operate all zones or stations on the system in the manual mode. He will report as deficient surface water leaks, deficiencies in water flow or pressure at the zone heads, emitters and valves, the absence or improper installation of anti-siphon valves or backflow preventers and the absence of a shut-off valve. He will also report the lack of a rain or freeze sensor. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will not inspect the automatic function of the timer or control box, the effectiveness of the rain or freeze sensor or the sizing and effectiveness of anti-siphon valves or backflow preventers.

☐ Anti-Siphon Valve(s) Present
☒ Shut Off Valve(s) Present
Number of Zones 3

☐ Back Flow Preventers Present
Location of Shutoff Valve
Control Panel located in Garage

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

I	NI	NP	D

The lawn irrigation system has 3 zones. All three zones functioned as expected.
There is no PBV valve or back flow for the sprinkler system. The sprinkler heads are way below the potable water supply system but by code back flow prevention is required on sprinkler systems.
There are sprinkler heads on this system that are within 10' of the septic lateral lines.

☐ ☒ ☐ ☒ **B. Private Sewage Disposal (Septic) Systems**

Type of System: Anaerobic
Location of Drain Field: Rear
Comments: The inspector will inspect the system and report deficiencies based on visual or olfactory evidence of effluent seepage or flow at the surface of the ground. He will report inoperative aerators or dosing pumps and deficiencies in accessible or visible components and functional flow. He will also inspect for areas of inadequate site drainage around or adjacent to the system and the aerobic discharge system. He will inspect condition of the accessible or visible components of the system at the time of the inspection and report the location of the drain or distribution field. He will operate the plumbing fixtures to observe functional flow, and walk over the area of tanks and fields or beds to identify by visual and olfactory means, any evidence of effluent seepage or flow at the surface of the ground.

The inspector will not excavate or uncover the system or its components to determine the size, adequacy, or efficiency of the system. He will not determine the type of construction used unless readily known without excavation or destructive examination.

System presently in use	☒	Yes	☐	No
Other Equipment	☐	Aerators	☐	Dosing Pump
Is there visible tank access?	☐	Yes	☒	No

Proximity to: Water Well(s)		Underground Cisterns	
Water Supply Lines		Streams / Ponds / Lakes	
Slopes / Breaks	20'	Easement / Property Lines	
Soil Absorption Systems		Swimming Pool	
Sprinkler System	10'		

The septic system is an inground standard type system. The leach field was walked and there was no visible water from the septic system.
A licensed septic company should be contacted to inspect the septic system for proper operation.

SUMMARY REPORT

SUMMARY REPORT

The original house was built in 1964. The living area of walk-out basement is 384-sq-ft. The living area of the house over the basement is 713-sq-ft. The attached garage with unfinished living area over the garage was built in 2004. The living area in the unfinished living area over the garage is 1,296-sq-ft. The attached garage is 972-sq-ft. The total inspected square footage was about 3,365-sq-ft. The weather conditions were clear and 72° at the time of this inspection. All utilities were on and operational for this inspection. The foundation was inspected by walking around exterior walls and interior walls and by crawling through the crawl space below the South side of the bedroom and living room area. The foundation appears to be low in the kitchen area about 1.30". The settling in the kitchen area appears to be old washout below the basement area that appears to have been corrected with proper drainage. All other areas appear to be level within builder's tolerances as checked with an electronic water level. The roof covering is new. The electrical system appears to be in good shape. The plumbing appears to be in good shape.
There are repairs listed below:

- Recommend removing form boards if possible around the foundation. Most are imbedded into the concrete.
- Recommend staining the deck and rafter ends extending from the roof edge.
- There are windows missing screens.
- Recommend a licensed electrician to:
    - Repair the GFCI outlet by the kitchen range that did not trip.
    - Repair the outlets by the laundry equipment in the garage that is no on a working GFCI circuit.
    - The load center in the Southwest bedroom did not meet current accessibility codes as there is a desk in front of the load center.
- Recommend a licensed plumber to:
    - Repair the exterior faucets that have missing air gaps.
    - Install upper and lower combustion ventilation in the water heater closet.
    - The water heater drain pan should have a drain line terminating outside but is not required as being on a concrete floor will not cause significant damage if it leaks.
    - Repair the dishwasher racks that have rusted tines.
- Install missing hand railing on the step to the front porch that have four or more risers.
- The North decks should be checked and repaired where there are loose fasteners and the decks should be weather protected with a stain guard.
- The steps to the living areas over the garage are in construction mode. When finished, there must be hand railing.
- Repair the garage door operator that has the close tension set too high.
- Install missing 30" x 30" work platform in front of the furnace unit in the attic and a 24" wide safe walk way to the work platform.
- Recommend a licensed septic company to inspect the septic system for proper operation.

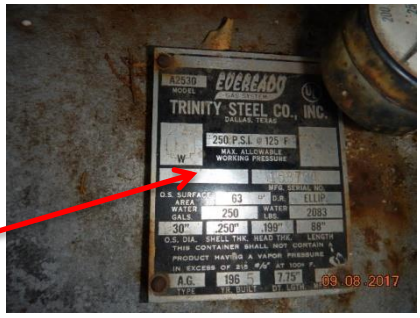
Square footage from taxnet usa PIDN: 107513 GEO: 029B6507013

Description	Year Built	SQFT
Main Area walkout basement	**1964**	**384**
Main Area upstairs	**1964**	**713**
Living Area over garage	**2004**	**1,296**
Attached Garage	**2004**	**972**
Total inspected	**Sq-ft**	**3,365**

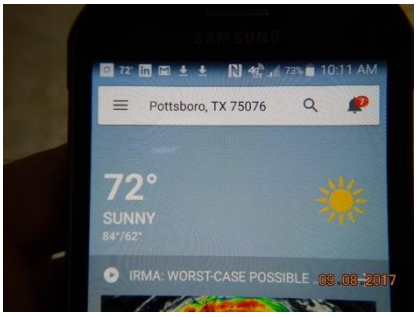
PICTURE PAGES

This dwelling faces South.

This is the customer shut off vavle by the water meter in the front yard.

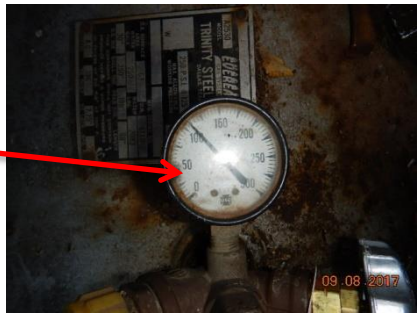


The propane tank ID tag was legible.



The temperature outside at the time of this inspection was 72°.

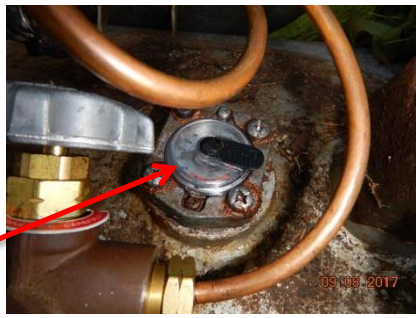
There are two exterior faucets that are missing air gaps.



The pressure gauge on the propane tank was working.

The water meter is by the drive in the flower bed.

There are two exterior faucets that are missing air gaps.



The propane tank has 40% of gas at the time of this inspection.

The static water pressure was 55-PSI at the time of this inspection.

Propane tank in the back yard.

The garage floor to the driveway is missing the apron.

PICTURE PAGES

There are form boards in the foundation on the East side of the foundation.

The roof covering is a laminated 30-year roof covering.

There is an active 30-amp 110v plug at the Southwest exterior corner.

There are form boards in the foundation on the East side of the foundation.

The roof covering has been recently replaced.

There are windows on the back porch missing screens.

The dryer vented to the East wall.

Rafter extension outside the roof edge is missing waterproofing stain.

There are some outlets in the garage that are not on a GFCI circuit.

Not sure what this pipe is for.

There is exposed romex below the laundry room area floor.

There are some outlets in the garage that are not on a GFCI circuit.

PICTURE PAGES

The close tension on the garage door operator is set too high.

The range is not connected to an anti-tip device.

The dishwasher racks have rusted tines.

The close tension on the garage door operator is set too high.

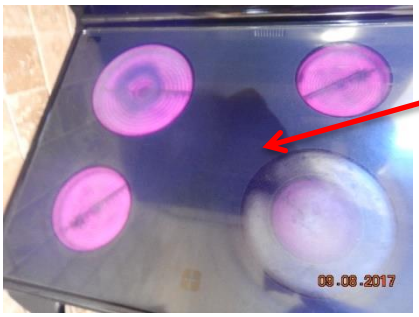
The lower oven heated to 354° when set to 350°.

There is an “RO” filter system below the kitchen sink.

The range hood vents to the West exterior wall.

The upper oven heated to 341° when set to 350°.

There is an “RO” filter system below the kitchen sink.

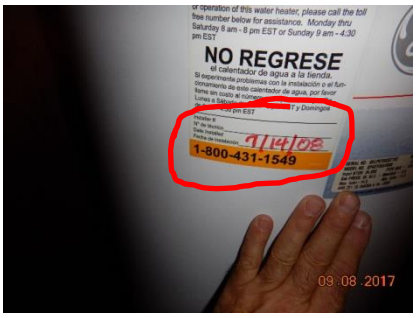


The cook top on the range functioned as expected.

The GFCI outlet next to the range did not trip.

There is no upper and no lower combustion ventilation in the water heater closet.

PICTURE PAGES



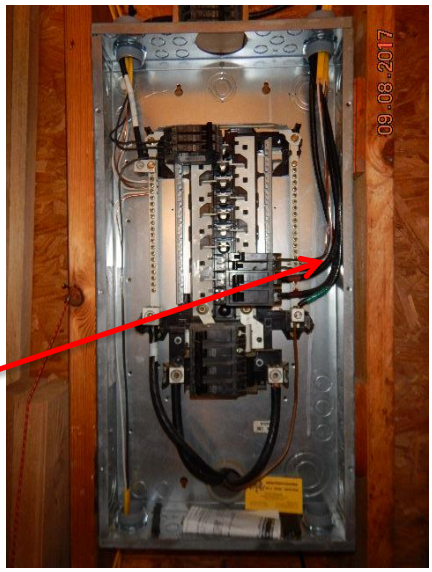
This water heater was installed July 2008.

The HVAC return filter is in the den ceiling and is a 12” x 24” x 1” disposable filter.

General Electric 200-amp main panel is in the garage.

The gas line to the water heater is galvanized iron pipe and should be black pipe.

The A/C temperature differential was 18.9°.



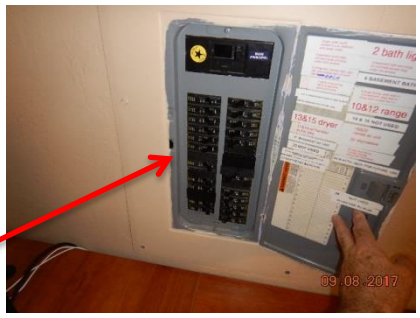
The GE main panel is wired with all copper wiring.

The water heater drain pan drain line has been blocked off.

The furnace in the attic was sealed and was not accessible to inspect the heat strips. The output at the diffusers is indicating normal operation in the heat mode.

The basement window unit functioned as expected.

The A/C condensate drain is draining to the West side of the foundation.



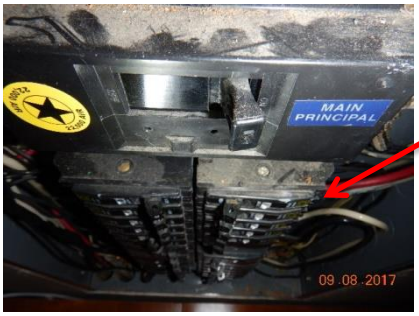
Square D 200-amp sub-panel center with 150-amp main breaker in the Southwewst bedroom.

PICTURE PAGES


This sub panel appears to be marked on all breakers.


The attic is ventilated by gable vents.


There is old evidence of old WDI in the crawl space.



This sub-panel is wired with all copper wiring.


The upstairs washroom exhaust fan vents to the attic.


The downstairs washroom exhaust fan vented to the crawl space.


The unfinished stair way will requir handrailing when completed.


The attic has 6” of rolled insulation throughout the attic area over the main house.


There are form boards imbedded into some piers in the crawl space.


There are some boards with loose fasteners and the decking is in need of weatherproofing.


The floor elevations were checked with an electronic digital water level.


This may a shut off valve for the sprinkler system.

PICTURE PAGES

This is the layout for the sprinkler system. There are are three zones.

North side of the home.

All three zones functioned as expected.

West side of the home.

The current home owner says the septic tank is below this rock.

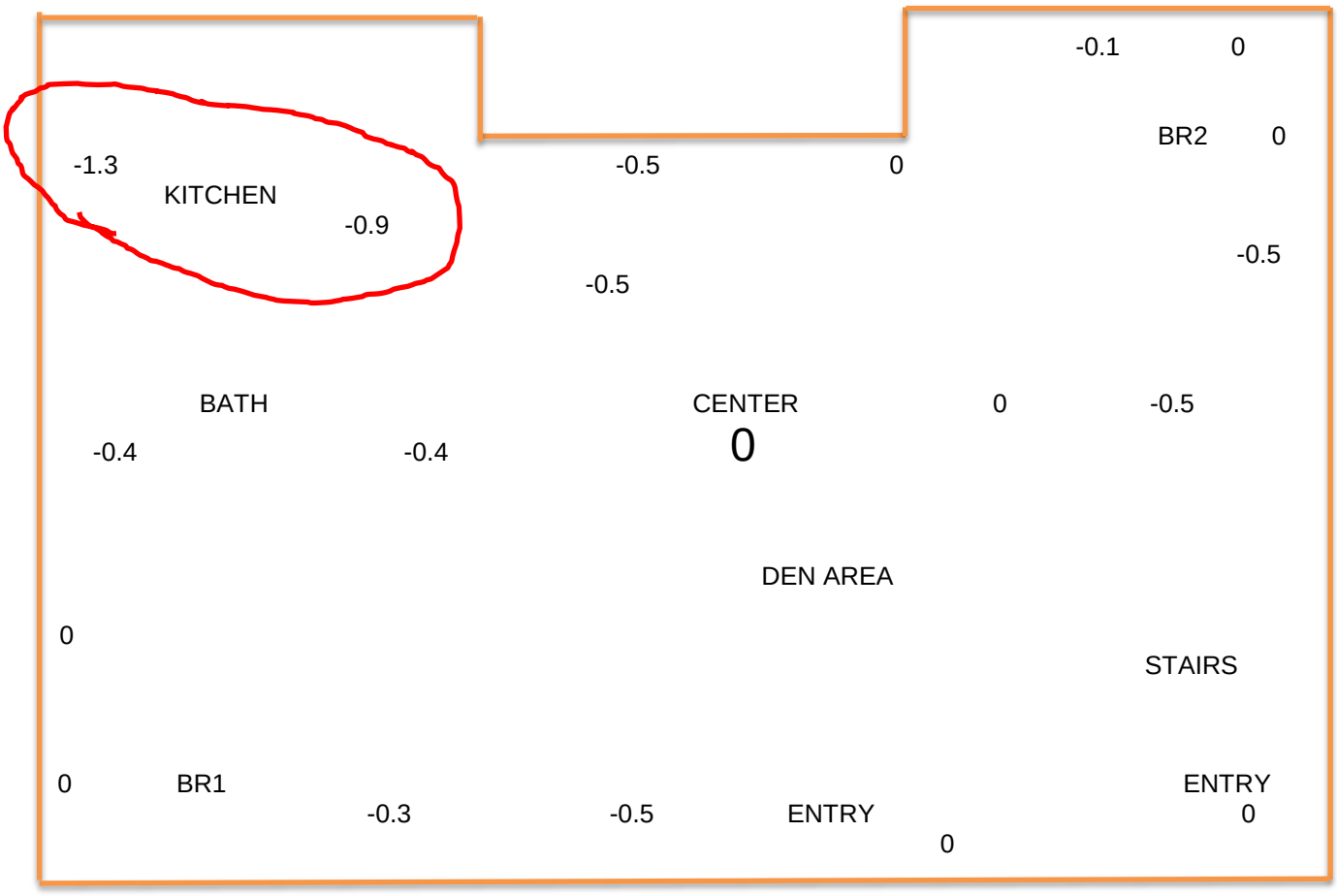
East side of the home.

The leach field is in the back yard.

South side of the home.

Report Identification: 2917

FOUNDATION ELEVATIONS



Foundation elevations using digital water level

The foundation appears to have settled about 1.3” in the kitchen area that may have been from old poor drainage issue. It appears the drainage has been corrected and the settling has been retarded. All other area appears to be within builders tolerances.
There are on recommendations for this foundation at this time.