



ROWE

Inspection



████████████████████, TX ██████

Inspection prepared for: ██████

Date of Inspection: ██████ Time: 9:00 AM

Age of Home: 2014 Size: 2413

Order ID: 263

Inspector: David Rowe

License #22706

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www.roweinspection.com

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

David Rowe, License #22706

8/15/2019

(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.

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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I. STRUCTURAL SYSTEMS

X				A. Foundations
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Type of Foundation(s):

- The foundation was slab-on-grade. The slab is poured thicker at the edges, to form an integral footing; reinforcing rods strengthen the thickened edge.

Comments:

- Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation.

X				B. Grading and Drainage
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Comments:

- The home had a concrete driveway.
- The Inspector observed no deficiencies the driveway condition at the time of the inspection.
- Home walkways were constructed of poured concrete.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways at the time of the inspection.
- The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.

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I	NI	NP	D
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X				C. Roof Covering Materials
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Type(s) of Roof Covering: The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Viewed From:

- The Inspector evaluated the roofing materials and components from the ground.

Comments:

- I do not certify roofs as leakproof! The general home inspection is a visual inspection designed to reflect the visual condition of the home at the time of the inspection. It will not provide a warranty or guaranty of future conditions. For a variety of reasons, there may be no evidence of existing roof leaks at the time of the inspection. For a roof certification, you should contact a qualified specialist who provides this service.
- The Inspector observed no deficiencies in the condition of the shingles, flashing and vents.

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I	NI	NP	D
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X				D. Roof Structure and Attics
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Viewed From:

- The Inspector evaluated the attic from inside the attic space.
- The attic was accessed by a ceiling-installed pull-down ladder in the hallway

Approximate Average Depth of Insulation:

- Attic floor insulation depth averages 8 to 10 inches.
- The attic floor was insulated with blown-in fiberglass.

Comments:

- The Inspector observed no deficiencies in the roof framing at the time of the inspection.
- The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.
- The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

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X			X	E. Walls (Interior and Exterior)
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Wall Materials:

- Exterior walls are made of brick
- Exterior walls are made of stone
- Exterior walls are made of cementitious lap siding
- Interior walls are made of drywall

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of artificial stone veneer covering exterior walls. Inspection of artificial stone typically includes examination of installation practices and visible condition.

- The Inspector observed no deficiencies in the condition of brick exterior walls. Inspection of brick veneer typically includes visual examination of the following:
 - brick exposed surface condition
 - mortar joint condition
 - provision for drainage of the air space (weep holes or wicks)
 - brick support ledge condition (when visible)
 - lintel conditions
 - overall installation quality

- The Inspector observed few deficiencies in the condition of cementitious lapped siding covering exterior walls. Notable exceptions will be listed in this report. Inspection of cementitious lapped siding typically includes visual examination of...
 - Installation practices
 - Condition

- The cementitious lapped siding had localized areas of damage. To prevent damage to home materials or the wall structure from moisture intrusion the Inspector recommends repair by a qualified contractor.
- Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

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I	NI	NP	D
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The cementitious lapped siding had localized areas of damage. To prevent damage to home materials or the wall structure from moisture intrusion the Inspector recommends repair by a qualified contractor.



Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

X				F. Ceilings and Floors
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Ceiling and Floor Materials:

- Ceiling is made of drywall

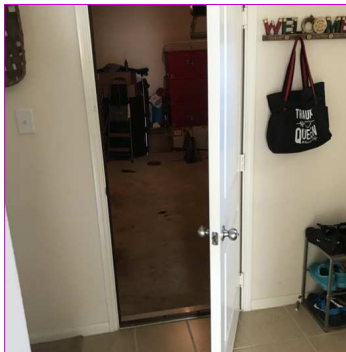
Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

X			X	G. Doors (Interior and Exterior)
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Comments:

- Door leading to garage not equipped with self closing hinges. I recommend installation by a qualified contractor



Door leading to garage not equipped with self closing hinges. I recommend installation by a qualified contractor

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I	NI	NP	D
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X				H. Windows
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Window Types:

- Single-Hung Windows
- Windows are made of vinyl
- Double pane windows come with two panes of glass. These panes are separated from each other by a spaced filled with air. That air traps winter's colder temperatures or summer's heat in between the two windows and forms a barrier that blocks the heat and cold from affecting your home. The energy savings over single pane windows can be as much as 24 percent in cold climates during the winter and 18 percent during the summer in hot climates. That results in lower energy costs and less noise, which can be an important consideration if you live on a busy street.

These window treatments do initially cost more than single-pane windows do, since they use double the materials, but the insulation and strength they offer can make them a much better buy. In fact, with double-pane windows you won't have to use your air conditioner as often and your heater can be set at a lower temperature because the air inside your home will be more consistent.

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

X				I. Stairways (Interior and Exterior)
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Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase.
- Inspection of staircases typically includes visual examination of the following:
- Treads and risers
 - Landings
 - Angle of stairway
 - Handrails
 - Guardrails
 - Lighting
 - Headroom
 - Windows
 - Walls and ceilings

		X		J. Fireplaces and Chimneys
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I	NI	NP	D
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X				K. Porches, Balconies, Decks, and Carports
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Comments:

- This porch was located at the rear of the home.
- Inspection of the porch typically includes visual evaluation of the :
 - foundation;
 - framed structure;
 - floor slab;
 - guardrails; and
 - stair assembly
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch foundation.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of structural framing of the porch.

	X			L. Fence Material
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Materials: Fences were made of wood. • The gates were made of wood.

X			X	M. Observations
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Observations:

- Thermal imaging indicated that insulation in the exterior walls is missing on one or more areas. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs. I recommend further evaluation by a qualified contractor
- First picture was of the wall on the stairway landing.
- Second picture was taken in the upstairs living room.



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II. ELECTRICAL SYSTEMS

X				A. Service Entrance and Panels
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Panel Locations:

- Inspection of the main service panel typically includes examination of the following:
 - Panel interior and exterior condition
 - Panel amperage rating
 - Main disconnect amperage rating and condition
 - Main conductor amperage ratings
 - Branch conductor types, amperage rating and condition
 - Wiring visible materials, types, condition and connections
 - Circuit breaker types, amperage ratings and condition
 - Label information present
 - Service and equipment grounding
 - Bonding of service equipment
- The service panel brand was Eaton
- Electrical panel is located on the right side of the building

Materials and Amp Rating:

- Copper wiring
- 150 Amp service panel

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the service panel.
- Inspection of the main service panel typically includes examination of the following:
 - Panel interior and exterior condition
 - Panel amperage rating
 - Main disconnect amperage rating and condition
 - Main conductor amperage ratings
 - Branch conductor types, amperage rating and condition
 - Wiring visible materials, types, condition and connections
 - Circuit breaker types, amperage ratings and condition
 - Label information present
 - Service and equipment grounding
 - Bonding of service equipment
- Conductors supplying electricity to the home were buried underground.
- The branch Circuit Directory label of the service panel was missing and circuits were identified by markings on the face of the dead front cover.
- The service panel contained Arc Fault Circuit Interrupter (**GFCI**) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. **AFCI** protection of electrical outlets in sleeping rooms is required in new construction.

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X				B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.
- Copper wiring

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.
- The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.
- The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.
- Arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of switches throughout the home.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.
- All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

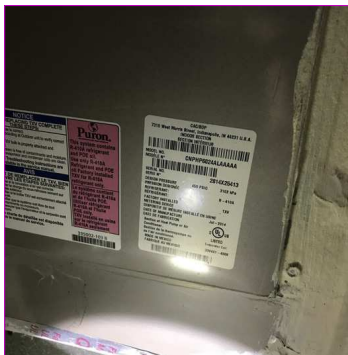
X				A. Heating Equipment
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Energy Sources:

- The furnace is gas powered

Comments:

- This furnace was manufactured by Carrier.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.
- The thermostat for this furnace was located in the hallway, upstairs hallway.
- Outside ambient temperature too high to test the heater in heating mode.



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X				B. Cooling Equipment
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Materials:

- Inspection of the air-conditioning system typically includes visual examination of the following:
 - compressor housing exterior and mounting condition;
 - refrigerant line condition;
 - proper disconnect (line of sight);
 - proper operation (outside temperature permitting); and
 - proper condensate discharge.
- The system should be serviced at the beginning of every cooling season.

• The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.

As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.

Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.

- The air-conditioner compressor housing was located at the rear of the home.
- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.
- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

- Unit is a 5 ton model with a mfd of 01/2015
- Upstairs 50°f Supply
70°f Return
- Downstairs 54°f Supply
70°f Return

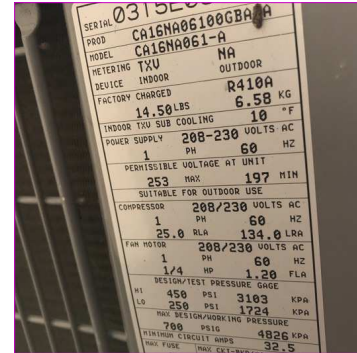
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I	NI	NP	D
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X			X	C. Duct Systems, Chases, and Vents
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Comments:

- The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

- Ductwork laying on the floor. This could cause condensation between the duct and the insulation. The ducts need to be hung from the rafters straps every 2 to 4 feet.

- The air filter for this furnace was dirty and should be changed.

Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.

Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.



Ductwork laying on the floor. This could cause condensation between the duct and the insulation. The ducts need to be hung from the rafters straps every 2 to 4 feet.

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IV. PLUMBING SYSTEM

X				A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- Front of structure

Location of Main Water Supply Valve:

- Right side

Comments:

- The home water was supplied from a public source.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.
- Water pressure measured 70 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 80 psi.
- The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.
- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components.
Tub inspection includes testing for:
 - Functional flow;
 - Functional drainage; and
 - Operational shut-off valves, faucet, and diverter valve
- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
 - Functional flow;
 - Functional drainage
 - Proper operation of shut-off and diverter valves, and faucet; and
 - Moisture intrusion of walls and pan.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

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I	NI	NP	D
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X				B. Drains, Wastes, and Vents
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Comments:

- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, if there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing.
- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

X				C. Water Heating Equipment
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Energy Source:

- This water heater was gas-fired.
- Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.
- Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.
- Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Capacity:

- Unit is 40 gallons

Comments:

- The water heater was manufactured by Rheem.
- Water heater is located in the garage
- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



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

I	NI	NP	D
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V. APPLIANCES

X			X	A. Dishwashers
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Comments:

- During operation the dishwasher leaked water onto the floor.
- Defects in this section should be addressed by a qualified appliance service technician.



During operation the dishwasher leaked water onto the floor.

X				B. Food Waste Disposers
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Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

X				C. Range Hood and Exhaust Systems
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Comments:

- The range hood did not exhaust to the outside but re-circulated air through cleanable filters.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

X			X	D. Ranges, Cooktops, and Ovens
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Comments:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the gas range. Notable exceptions will be listed in this report. The self-cleaning feature was not tested.

- One or more rangetop burner igniters failed to ignite a gas burner.
- The gas range had no gas shut-off valve installed at the supply pipe. This condition is a safety concern and should be corrected by a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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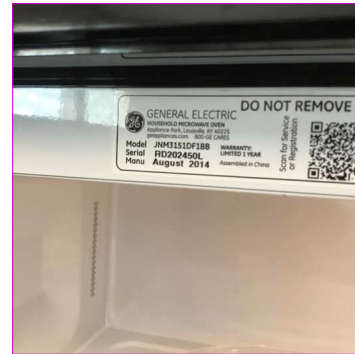
One or more rangetop burner igniters failed to ignite a gas burner.

X			
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E. Microwave Ovens

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. 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, you should seek further evaluation by qualified technician prior to closing.



X			
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All bathrooms and laundry had an operating exhaust ventilation at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X	G. Garage Door Operators
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Door Type:

- One - single 16', uninsulated steel panel, sectional roll-up doors.

Comments:

- The home had a two-car attached garage.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage. Notable exceptions will be listed in this report.
- One overhead garage door was equipped with an automatic door opener.
- The automatic garage door opener responded to the controls at the time of the inspection.
- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.
- At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.
- An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X	H. Dryer Exhaust Systems
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Comments:

• The dryer vent exterior outlet had excessive lint build-up. This can lead to clogging of the dryer vent and overheating of the dryer, which are potential fire hazards. The Inspector recommends that the dryer vent termination be cleaned or replaced. All work should be performed by a qualified contractor.



The dryer vent exterior outlet had excessive lint build-up. This can lead to clogging of the dryer vent and overheating of the dryer, which are potential fire hazards. The Inspector recommends that the dryer vent termination be cleaned or replaced. All work should be performed by a qualified contractor.

		X		I. Other
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Private Water Wells (A coliform analysis is recommended)
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Other
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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.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 6 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • The cementitious lapped siding had localized areas of damage. To prevent damage to home materials or the wall structure from moisture intrusion the Inspector recommends repair by a qualified contractor. • Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.
Page 7 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Door leading to garage not equipped with self closing hinges. I recommend installation by a qualified contractor
Page 9 Item: M	Observations	<ul style="list-style-type: none"> • Thermal imaging indicated that insulation in the exterior walls is missing on one or more areas. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs. I recommend further evaluation by a qualified contractor • First picture was of the wall on the stairway landing. • Second picture was taken in the upstairs living room.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 14 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Ductwork laying on the floor. This could cause condensation between the duct and the insulation. The ducts need to be hung from the rafters straps every 2 to 4 feet. • The air filter for this furnace was dirty and should be changed. <p>Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.</p> <p>Failure to change the filter when needed may result in the following problems:</p> <ul style="list-style-type: none"> - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.
APPLIANCES		

Page 18 Item: A	Dishwashers	<ul style="list-style-type: none">• During operation the dishwasher leaked water onto the floor.• Defects in this section should be addressed by a qualified appliance service technician.
Page 19 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none">• One or more rangetop burner igniters failed to ignite a gas burner.• The gas range had no gas shut-off valve installed at the supply pipe. This condition is a safety concern and should be corrected by a qualified plumbing contractor.
Page 20 Item: G	Garage Door Operators	<ul style="list-style-type: none">• An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. <p>The Inspector recommends correction by a qualified garage door contractor.</p>
Page 21 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none">• The dryer vent exterior outlet had excessive lint build-up. This can lead to clogging of the dryer vent and overheating of the dryer, which are potential fire hazards. The Inspector recommends that the dryer vent termination be cleaned or replaced. All work should be performed by a qualified contractor.