

Property Inspection Report



1234 Any Street, Lubbock, TX 79416
Inspection prepared for: Client
Date of Inspection: 7/30/2013 Time: 9:00 a.m. to 1:25 p.m.
Age of Home: 1979 (LCAD) Size: 2331 s.f. (LCAD)
Weather: Sunny, upper 70's to low 90's
Single family home, occupied, home faces the east.

Inspector: Kim Christensen
TREC License # 20358
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PROPERTY INSPECTION REPORT

| | | |
|---------------|---|-----------|
| Prepared For: | Client | |
| | (Name of Client) | |
| Concerning: | 1234 Any Street, Lubbock TX, 79416 | |
| | (Address or Other Identification of Inspected Property) | |
| By: | Kim Christensen, TREC License # 20358 | 7/30/2013 |
| | (Name and License Number of Inspector) | Date |

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.state.tx.us.

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7-2 (8/09)

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Introduction

Thank you for allowing Lubbock Inspections to prepare this property inspection report for you. Your inspector, Kim Christensen, has compiled this report based on his findings. Kim is a Professional Real Estate Inspector licensed by the Texas Real Estate Commission (TREC), license # 20358. He is a member of the American Society of Home Inspectors (ASHI), the oldest and most respected industry association in the country; as well as a member of the Texas Association of Real Estate Inspectors (TAREI). This inspection conforms to the Standards of Practice set forth by TREC and ASHI. If anything in this report is unclear or you have any questions, don't hesitate to call us at (806) 632-3422.

Following this introduction is a section with home maintenance tips, followed by a consumer notice from the Texas Real Estate Commission concerning certain household hazards (TREC form OP-1). Next are the main inspection areas of the report, which are: I. Structural Systems, II. Electrical Systems, III. Heating, Ventilation, and Air Conditioning Systems, IV. Plumbing Systems, V. Appliances, and VI. Optional Systems (included only if you requested that an optional item be inspected). A Summary section is included at the end of the report which is a listing of all of the deficiencies that were found during the inspection. The main headings are broken down into subheadings. Under these subheadings there may be information about the type of building materials found as well as comments that give general information, or are reminders relating to the scope of this inspection. If any deficiencies were found by the inspector, they will be listed next, under the title "DEFICIENCIES:". Deficiencies are always listed in red and will have the section letter and a number in front of them for easy reference. If you see- ****High Priority Item****, it means this deficiency is a more significant issue in the opinion of the inspector. Finally, there may be pictures of the main systems in the particular inspection area, as well as pictures of some of the deficiencies that were noted in the text. For many people the easiest way to read this report is simply from front to back. If you are reading this report on a computer, you may save this report to a folder on your computer if you wish. You may also print it.

Some points to keep in mind regarding the inspection and report: We recommend that any areas that were inaccessible and not inspected be made accessible, and that you have them inspected by a professional prior to expiration of the inspection contingency period; hidden damage may exist. Deficiencies in roof covering materials will be noted where observed, however this inspection does not try to determine the estimated remaining life of the roof or the insurability of the roof. We recommend that you contact your insurance carrier to determine insurability before expiration of the

option period. When a minor deficiency is present at multiple locations, (i.e. 5 different windows are missing their window screens), not every location will be listed. The report will typically say, "Missing window screens at one or more locations including master bedroom" or "Missing window screens at various locations". The electrical service rating ampacity (total amps that the service provides) can be difficult to ascertain. An absolute determination is beyond the scope of this general inspection. The stated number is believed to be correct, but if a more exacting evaluation is required we recommend that you contact a good electrical contractor. Standard circuit breaker operation is not evaluated. Tripping of ground fault circuit interrupters to test is only done on devices that have a reset. Tripping of arc fault circuit interrupters to test is only done when the home is unoccupied. Smoke alarm testing, lighting controlled by photocells, low voltage wiring, and inaccessible outlets and switches are not evaluated. Concealed pipes and concealed leaks that are not currently producing visible symptoms can't be identified or evaluated. Bathtub and shower enclosures in particular are often high leakage and high maintenance areas. Testing for leaks in these areas is conducted, but cannot always replicate the same conditions as would be found when someone is actually showering or bathing. If a leak is present, it will often, but not always, be located. Water is not tested for potability, or condition unless you have chosen these items as optional add-on inspections. Testing of, or exhaustive checking for the presence of back flow prevention devices or cross connections is not done. Appliances (including dishwashers and microwave ovens) that are not built-in are not normally tested. Oven timers, automatic cooking, or self cleaning modes are not evaluated. Garage door opener transmitters are not tested. Limitations in the testing of optional items include: Sprinklers are only checked in the manual mode. Testing of, or exhaustive checking for the presence of vacuum breakers and freeze/ rain sensors is not done. Pool timer functions are not checked. Backwashing of swimming pools is not done. Septic tank interiors or other buried or concealed components are not tested.

Whew! Now that that's out of the way, we want to thank you again for choosing Lubbock Inspections. If you have any questions, please call. If you have friends or relatives who may need our services in the future, we welcome their inquiries. Lubbock Inspections serves Lubbock and the entire South Plains.

Home Maintenance Tips

Hiring Lubbock Inspections to conduct a home inspection before buying is the smart way to buy a home. This inspection report can help you learn about any issues, big or small, that the home may have. (All homes have some issues, even brand new ones) As stated earlier, if you are buying from a previous owner, you should ask the seller for all known condition reports such as previous home inspections, termite inspections, and engineering reports. Also, ask if any insurance claims have been paid without the money actually being used to make the repairs. And finally, you may want to make an anonymous check with the municipal building inspection department to see what permits have ever been taken out on the home. If the home doesn't come with a warranty you may want to consider purchasing one. These policies are sometimes a good idea, at least for the first year. All homes whether new or old need maintenance from time to time. By staying on top of things a home owner can often keep little issues from becoming big ones. Hopefully the following tips will help you know what to do to keep your home in good shape. A good idea, when first moving into a home is to learn the locations of important utility shut offs. These are usually the electrical main breaker, the main water shut off valve, and if the house has natural gas, the individual gas appliance shut offs. Also, you will want to make sure that there are smoke alarms in all required areas. All bedrooms should have a means of egress or escape in case of fire (usually a window). If there are gas appliances in the house it's a good idea to have a carbon monoxide detector (even though most people don't). Having an ABC type fire extinguisher on hand is a good idea. Additionally, remove any wood piles that are on the ground in yards or in crawl spaces. Wood in contact with the ground is an invitation to termites. **This inspection report will list all of the previously mentioned shut off locations and will report most of the deficiencies listed in these maintenance tips.**

Foundations: Note that minor settlement or "hairline" cracks in garage or basement slabs are not always noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Certain types of trees or bushes too close to the home can cause foundation damage from the roots of the plants. This inspection report will note if any damage is observed.

Grading & Drainage: Grading and drainage are sometimes significant issues, even in semi arid

West Texas, because of the direct and indirect damage that moisture can have on structures (especially ones that have a crawl space or a basement). Soils in the Lubbock area are fairly stable for house foundations to sit on, however it's still a good idea to make sure that water is not ponding anywhere around the perimeter of the house. Rain gutters with down spouts and splash blocks help to discharge water away from the building and are helpful. And while we can't guarantee that water penetration won't occur in the future, your inspector is very diligent in looking for evidence that it has occurred in the past or is occurring presently.

Roof Covering Materials: Proper care of roof covering materials is important because they are your first line of defense in keeping water out of your home. As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal, however you shouldn't walk on a roof unless you're absolutely certain that you can do it safely. Don't get on roofs that are too steep, wet or otherwise slippery (metal panel roofs can be very slippery even when dry). Don't walk on single ply roofs with gravel, rigid tiles (such as clay), metal shingle roofs, or composition shingle roofs that are badly curled. As far as maintenance goes, if you notice missing shingles (pretty common with the winds we have in West Texas), have them replaced. Tree branches scraping against the roof should be trimmed back because they can cause damage. Also, flashing around roof penetrations should be examined occasionally to make sure it is intact and performing it's job. Inadequate attic ventilation, high sun or wind exposure, organic debris (such as a build up of leaves), missing or damaged shingles, and loss of gravel ballast in spots on a low slope roof are factors that shorten the life of roofing materials. (see www.gaf.com for roof info). **Always ask the seller about the age and history of the roof.**

Roof Structure & Attic: We recommend that all attic hatches accessed from the house interior have a batt of fiberglass insulation installed over them, and that weatherstripping be used to help stop air infiltration. Attic vents should be unobstructed and have screens over them to prevent entry by birds. Attic ventilation is important as it reduces air conditioning bills in the summer by keeping the attic from getting quite so hot. In the winter it helps to reduce moisture build up in the attic which can cause mold (especially in houses that have bathroom vents or clothes dryer vents which terminate in the attic). All air conditioning ducts in attics should have good joint connections free of gaps that leak air. Flexible ducts should have wrap that is intact and shouldn't have any holes or splits.

Walls: All exterior siding should be monitored for condition and it's ability to keep water out. But it's especially important that composition hardboard siding be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration became very well known because it was so wide spread. Even modern composition siding and trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result. Cracks in exterior stucco walls should be repaired, especially if it is EIFS (a type of synthetic stucco that is sometimes more susceptible to moisture problems). With EIFS stucco, any cracks or gaps that develop in the wall or in the caulking around door and window openings should be repaired promptly. If this isn't done water can enter and be trapped which can lead to mold formation and rotting of materials. Brick siding is very sturdy but over time the mortar joints may deteriorate to the point that repointing of the mortar needs to be done. This is more common near the ground where water splashes on the brick. Finally, it's usually better not to have bushes or tree branches right up against the exterior siding. They can increase the chance of moisture problems and can damage some sidings when blown by the wind.

Doors & Windows: Sealing gaps around doors and windows with weather stripping is a fairly simple job and will lower heating and cooling bills as well as help keep dust out of your home. If the home has single pane windows and you can afford it, replace them with modern efficient thermopane windows. Over a period of years they will pay for themselves, plus they will keep the home more uniformly comfortable.

Stairways: Make sure stairways are well lit, that they don't have more than 4" between ballusters or spindles (to keep children safe), and that they have rails that are solid and secure. If they don't have these features, consider hiring a contractor to fix them.

Fireplaces & Chimneys: If the firebox or chimney flue of a fireplace has developed more than 1/8" of creosote build-up, you should have it cleaned. Also, if there are any cracks or deterioration in the firebox bricks or mortar they should be repaired. Another common problem is bricks coming loose at the very top of the chimney. There should be a concrete cap at the top of the chimney to protect this area. If there isn't, or if it has deteriorated, consider getting it fixed. Bricks falling from the top of

chimneys is a definite hazard!

Porches, Balconies, Decks, & Carports: Minor settlement or “hairline” cracks in drives, walks and sidewalks are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Although rails are not required on porches or decks that are less 30” above ground, consider your own personal needs and those of your family and guests. Like staircase railings, spindles and balusters at porches, decks, and steps should be spaced no more than 4” apart, and unsecure or wobbly railing should be repaired. Installing or repairing exterior lighting is important for safety and security.

Electrical Systems: If any significant electrical issues are noted in this inspection report, or if the home was built before 1950 and has the original wiring, it's probably a good idea to hire an electrician to examine everything. If the home has ungrounded outlets (outlets that have openings for 2 prong plugs, but not 3), and you can afford it, you may want to have grounded outlets installed. They help protect against electrical shock. Ground fault circuit interrupters (GFCI's) are now required to be used on outlets in bathrooms, kitchen counter tops, garages, and exterior areas. They provide very good protection against electrical shock. If this report notes that they are not present in the required areas, they can be added for a fairly low cost (even where 2 prong ungrounded outlets exist now). Arc fault circuit interrupters (AFCI's) are a newer safety device. They are now required on all 15 and 20 amp circuits (general use and lighting) that are not served by GFCI's, but most homes don't have them in all of these locations, if at all. They help protect houses from fires caused by electrical arcing (sparks). Again, if your budget has room for them to be installed now, or at some point in the future, they will lower the risk of fire. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the circuit breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. Circuit breakers can be turned to the off position and back on every year or so to help ensure that they are free to trip when, and if, an overload actually occurs. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco, or Federal Pacific Electric panel box should be evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heating, Ventilation, and Air Conditioning: The heating, ventilation, and air conditioning system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level, maintain indoor air quality, and keep maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, propane, solar panels, or wood. The single most important (and the easiest) thing a home owner can do to prolong the life of their heating and air conditioning system is to change the filter on a regular basis. This not only keeps the air you breath cleaner, but keeps the HVAC components cleaner too. This will help the unit last longer and will help it maintain it's efficiency, which saves you money. Most experts say to change the filter every month, but at a bare minimum, change the filter with the change of the seasons (4 times a year). This makes it easier to remember to do. If this report finds significant issues with the HVAC system, or if the furnace is more than 20 years old, we recommend that you have it checked out by an HVAC professional. Old furnaces can develop cracks in their heat exchangers, which can only be evaluated for with certainty by a specialist. These cracks could allow deadly carbon monoxide gas to enter your home (this explains the reason for buying a carbon monoxide detector). For these and other reasons it's good practice to have the systems checked at the start of winter and summer, or at least once a year.

Plumbing: Plumbing is an important concern in any structure. Water is life sustaining, and useful for cleaning our selves, our clothing, and our dishes, but when water gets into places it's not supposed to be, it can cause big problems. It can cause mold and mildew and the rotting of building materials. If water is leaking anywhere in the house, be sure to fix it promptly, or have a plumber fix it. Also, be sure to repair old caulking that has deteriorated around sinks, bathtubs and showers. If mold already exists in a house, or if you have concerns that it might, you can have a professional test for it. Applying non slip decals to the bottoms of bathtubs as well as putting up hand holds is a smart safety practice. Thousands of people are injured in bathroom falls each year. Water is getting more expensive. Save money by repairing dripping faucets and constantly running toilets. Also, consider putting an insulation blanket around your water heater, and operate the temperature and pressure relief valve on the top of the water heater to make sure it is free to open if ever needed.

Appliances: If your budget allows, replace old, unsafe, and inefficient appliances. If this report notes

the following safety related deficiencies, have them fixed (especially if there will be children in the house): the lack of an anti tip device on the stove, and an automatic garage door opener that doesn't auto reverse. To find out about appliance safety alerts and recalls, check out the following web site: <http://www.cpsc.gov>.

In Conclusion: We hope that these home maintenance tips will be useful and that you'll be safe and comfortable in your new home for many years should you purchase this property. Once again, thank you for allowing Lubbock Inspections to prepare this inspection report for you.

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:

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

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

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

COMMENTS:

Type of Foundation(s): Concrete slab.

Opinion of Foundation Performance: Foundation appears to be performing as intended.

SCOPE OF INSPECTION:

Please refer to the Inspection Agreement for full details on limitations, exclusions and disclaimers regarding this report.

DEFICIENCIES:

- *Minor crack(s) in grade beam at front exterior.*

B. Grading and Drainage

COMMENTS:

C. Roof Covering Materials

COMMENTS:

*Type(s) of Roof Covering: Architectural type of asphalt composition shingles.
Viewed From: Roof.*

D. Roof Drainage Systems and Flashings

COMMENTS:

DEFICIENCIES:

- *Small gap(s) present in flashing at roof/ wall junction (west side of roof over garage). Repair/ replacement is recommended to prevent water entry.*

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

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Small gap(s) present in flashing at roof/ wall junction (west side of roof over garage). Repair/ replacement is recommended to prevent water entry.

E. Eaves, Soffits and Fascias

COMMENTS:

F. Roof Structure and Attic

COMMENTS:

*Viewed From: On ladder at attic access point- no walkway in attic.
 Approximate Average Depth of Insulation: 3 1/2" fiberglass batts.
 Approximate Average Thickness of Vertical Insulation: 3 1/2" batts and insulation sheathing board.
 Roof Structure: Rafters and trusses.
 Attic Ventilation Method(s): Soffit vent(s), through roof vent(s) and turbine vent(s).*

DEFICIENCIES:

- One or more areas of the attic floor have no insulation present (south attic).*

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One or more areas of the attic floor have no insulation present (south attic).

Picture of the south attic area.

G. Walls (Interior and Exterior)

COMMENTS:

Exterior Wall Siding: Brick and composition hardboard.
 Wall Structure: Wood framing.

DEFICIENCIES:

- Minor crack(s) present in interior wall at one or more locations including den.
- Minor damage/ deterioration present at interior wall at one or more locations including stairs.
- Medium hole(s) present in interior wall at water heater closet.
- Minor water stains on interior wall(s) at water heater closet.

H. Ceilings and Floors

COMMENTS:

Ceiling Structure: Joists and trusses.
 Floor Structure: Concrete slab.

DEFICIENCIES:

- Minor water stains on interior ceiling at water heater closet.

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D=Deficient

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Minor water stains on interior ceiling at water heater closet.

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I. Doors (Interior and Exterior)

COMMENTS:

DEFICIENCIES:

- *Missing door return at north exterior (storm door).*
- *Minor damaged/ deteriorated bottom of trim at garage door.*



Minor damaged/ deteriorated bottom of trim at garage door.

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

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| I | NI | NP | D |
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J. Windows

COMMENTS:
Type of Windows: Multi-pane windows.

DEFICIENCIES:
• Damaged/ deficient lock(s) at south bedroom.

K. Stairways (Interior and Exterior)

COMMENTS:

L. Fireplace/ Chimney

COMMENTS:

M. Porches, Balconies, Decks and Carports

COMMENTS:

N. Walkways and Driveways

COMMENTS:

DEFICIENCIES:
• Trip hazard exists at right side yard. The fence gate opens over a step.
• Major spalling (flaking off/ crumbling) of the concrete at sidewalks and/ or driveway.
• Medium cracks are present at driveway/ sidewalk.

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D=Deficient

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Trip hazard exists at right side yard. The fence gate opens over a step.

Major spalling (flaking off/ crumbling) of the concrete at sidewalks and/ or driveway.

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O. Cabinets and Countertops

COMMENTS:

DEFICIENCIES:

- Cabinet door(s) not latching/ not staying shut at one or more locations including master bathroom.
- Sticking cabinet drawer(s) at one or more locations including master bathroom and wet bar.
- Loose cabinet hinge(s) at one or more locations including breakfast nook.
- Loose cabinet door/ drawer pull(s) at several locations .

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P. Other

COMMENTS:

II. ELECTRICAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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A. Service Entrance and Panels

COMMENTS:

Electrical Service Rating: 120/ 240 volt, 150 amps.

Location of Main Disconnect: Garage interior wall (no main circuit breaker. More than 6 breakers must be shut off to disconnect all power to the house).

Location of Sub Panel Box(es): Garage interior wall.

SCOPE OF INSPECTION:

This section includes inspection of the service drop, service entrance conductors, service grounding, panel boxes and overcurrent protection devices.

DEFICIENCIES:

- *Arc fault circuit interrupters are not present on some/ all of the required branch circuit wiring. This house was built before these were required in all living and sleeping areas.*
- *No main electrical disconnect and more than 6 circuit breakers must be tripped to totally disconnect power to the house.*
- *Missing plastic bushings at panel box at garage interior wall.*
- *The 100 amp circuit breaker for the lighting circuits exceeds the panel box label maximum rating of 70 amps at the panel box at garage interior wall.*
- *Inadequate clearance at front and/ or sides of panel box at air conditioner disconnect.*



Picture of sub panel box at west exterior with cover removed. These are the 45 amp fuses for the outside air conditioning unit.



Inadequate clearance at front and/ or sides of panel box at air conditioner disconnect.

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Picture of main panel box at garage interior wall with covers removed.

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B. Branch Circuits, Connected Devices and Fixtures

COMMENTS:

Type of Wiring: Copper "Romex" type.

DEFICIENCIES:

- *Smoke alarms are not present in all required locations. (They are required in each bedroom, in a common hall outside of bedrooms, on each additional story including basements, but excluding crawl space and uninhabitable attics. In a split level home, only one is required on the upper level of the split if the split is less than one full story and there's no intervening door).*
- *Ground fault circuit interrupters are not present in all required areas. (GFCI's are now required on outlets at kitchen countertops, bathrooms, garage, outdoors and crawl space, unfinished basement, and within 6' of sinks in laundry, utility, or wet bar).*
- *Missing/ compromised weather stripping at receptacle outlet cover plate(s) at front porch/ patio. (This may allow water penetration).*
- *Missing light fixture globe(s) at one or more locations including north exterior and kitchen.*
- *Inoperative light/ fixture at one or more locations including garage door exterior.*
- *Missing cover plate(s) at wet bar.*
- *Ceiling fan wobbles at south bedroom.*
- *Inoperative receptacle outlet(s) at library.*
- *Missing light bulb(s) at one or more locations including water heater closet.*
- *Exposed wiring subject to damage is present at attic opening (garage). You may want to consider relocating or protecting the wiring.*

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| I | NI | NP | D |
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A. Heating Equipment
COMMENTS:*Type of System: Central forced air low efficiency furnace.**Energy Source: Natural gas.**Approximate Year Furnace Was Manufactured: 1991.**Manufacturer of Furnace: York.**Temperature gain provided by the gas furnace ranged from 0* at north den to 5* or so at south bedroom and south bathroom to much better everywhere else, including 48* at second floor bedroom. (Temperature readings taken at all supply grills vs. the return air grill). This represents poor to average performance.**We recommend that the heating system be serviced before each heating season. Filters should be changed at least every 3 months, if not more often.***DEFICIENCIES:**

- *Older furnace. We recommend that you call an HVAC specialist to give the furnace a more detailed examination.*
- *** High Priority Item** The temperature gain of furnace was below average at north den, south bedroom and south bathroom. You may want to consider further examination by a Heating and Cooling specialist.*

I=Inspected

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B. Cooling Equipment

COMMENTS:

Type of System: Central refrigerated air conditioning (electric).
 Size of Outside Air Conditioning Unit(s): 4 tons.
 Manufacturer of Outside Air Conditioning Unit(s): Trane.
 Approximate Year Outside Air Conditioning Unit(s) Manufactured: 2005.
 Size of Indoor Air Conditioning Unit(s): 3 1/2 tons.
 Manufacturer of Indoor Air Conditioning Unit(s): York.
 Approximate Year Indoor Air Conditioning Unit(s) Manufactured: 1991.
 Size and Location of Air Conditioner Filter(s): Washable air filter (wash, instead of replace) (at bottom of indoor blower unit).

DEFICIENCIES:

- The outside and inside air conditioning coils are mismatched in size. (They should be the same size, or the evaporative coil (inside) can be up to 1 ton bigger than the condensing coil (outside)). This condition reduces the efficiency of the system. Further examination by a heating and cooling specialist is recommended.
- Air conditioner is an older system. We recommend that you call an HVAC specialist to give the unit a more detailed examination.
- Outdoor refrigerant lines have damaged/ missing insulation.
- ****High Priority Item**** Air conditioner is not cooling or has inadequate cooling. Further examination/ repair by a heating and cooling specialist is needed.
- Fan compartment of indoor furnace/ air conditioning unit is dirty.
- Indoor air conditioning unit has a hole/ opening in the housing and rust is present.
- Air filter is difficult to remove/ replace.
- ****High Priority Item**** Air filter is extremely dirty. Replacement/ cleaning of the air filter needed.



Outdoor refrigerant lines have damaged/ missing insulation.



Indoor air conditioning unit has a hole/ opening in the housing and rust is present.

I=Inspected

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****High Priority Item**** Air filter is extremely dirty. Replacement/ cleaning of the air filter needed.

Picture of the indoor heating/ cooling unit and ducts. The arrows show the location of the two air filters.

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C. Ducts System, Chases, and Vents

COMMENTS:

This house has mechanical damper(s) in the air supply ducts. Dampers are used to balance the air flow to different parts of the house.

DEFICIENCIES:

- ****High Priority Item**** Water is present in air supply ducts below the concrete slab at furnace closet. Further examination by a heating and cooling specialist is recommended.
- ****High Priority Item**** No/ poor air flow at the supply grill at north den, south bedroom and south bathroom. Further examination by a heating and cooling specialist is recommended.

IV. PLUMBING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| I | NI | NP | D |
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A. Water Supply System and Fixtures

COMMENTS:

Location of Water Meter: Alley.

Location of Main Water Supply Valve: Unable to locate a main water shut off valve. Water meter can be used as the main water shut off.

Static Water Pressure Reading: 74 psi. (The state required range is from 40 to 80 psi).

Visible Water Supply Pipe Materials: Copper.

DEFICIENCIES:

- *Water is leaking at exterior hose bib at north exterior.*
- *Water is leaking at exterior hose bib handle at front exterior.*
- *Damaged/ deficient hose bib handle near outside air conditioning unit.*
- *Deficient/ inoperative/ missing sink mechanical stopper at one or more locations including master bathroom.*
- *Deficient/ inoperative/ missing bathtub/ shower mechanical stopper at one or more locations including master bathroom.*
- *Water is leaking at sink faucet handle(s) (left side) at master bathroom.*
- *Missing sink faucet aerator at one or more locations including kitchen.*
- *Damaged/ deficient bathtub valve stop at hall bathroom.*
- *Shower head diverter is not completely closing at hall bathroom. This allows some of the water to run out the faucet instead of out the shower head. Repair/ replacement of the diverter could be considered.*



Water pressure measured 74 psi.

B. Drains, Wastes and Vents

COMMENTS:

Visible Drain Materials: Abs plastic.

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

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| I | NI | NP | D |
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C. Water Heating Equipment

COMMENTS:
Energy Source: Electricity.
Capacity: 50 gallons.
Type: Tank.
Approximate Year Water Heater(s) Manufactured: 2009.
Manufacturer of Water Heater(s): Rheem.

DEFICIENCIES:
 • *Missing safety drip pan. Replacement/ installation is recommended.*



Missing safety drip pan. Replacement/ installation is recommended.

D. Hydro-Massage Therapy Equipment

COMMENTS:

E. Fuel Storage and/ or Distribution Systems

COMMENTS:
Type of Fuel System: Natural gas.
Location of Natural Gas Meter: Alley.
Location of Main Fuel Shut Off Valve: At natural gas meter.

V. APPLIANCES

I=Inspected

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D=Deficient

I NI NP D

 A. Dishwasher

COMMENTS:

DEFICIENCIES:

- *Very minor rust is present at dishrack(s).*
- *** High Priority Item** Water is rapidly leaking at air gap cap. Repairs are needed.*

 B. Food Waste Disposer

COMMENTS:

 C. Range Exhaust Vent

COMMENTS:

 D. Ranges, Cooktops and Ovens

COMMENTS:

DEFICIENCIES:

- *Improper oven temperatures were measured. When set at 350*, the minimum temperature measured was 317*, and the maximum was 392*. (This is listed as a deficiency because state standards call for no more than a +/- 25* deviation, however most ovens are deficient in this regard and most tend to run a bit hotter than the temperature you set them at).*
- *Oven is dirty/ needs cleaning.*

 E. Microwave Oven

COMMENTS:

 F. Trash Compactor

COMMENTS:

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

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| I | NI | NP | D |
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G. Mechanical Exhaust Vents and Bathroom Heaters

COMMENTS:

 DEFICIENCIES:

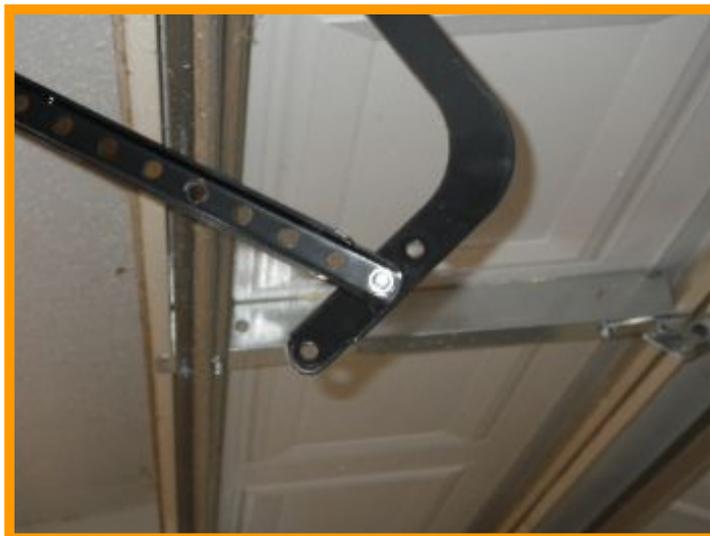
- *Inoperative bathroom exhaust fan at one or more locations including south bathroom and hall bathroom.*

H. Garage Door Operator(s)

COMMENTS:

 DEFICIENCIES:

- *Inoperative light.*
- ****High Priority Item**** *Garage door opener is deficient in operation. The quick disconnect arm is not connected to the main track properly which is causing erratic operation.*



****High Priority Item**** *Garage door opener is deficient in operation. The quick disconnect arm is not connected to the main track properly which is causing erratic operation.*

I. Doorbell and Chimes

COMMENTS:

J. Dryer Vents

COMMENTS:

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| I | NI | NP | D |
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VI. OPTIONAL SYSTEMS

A. Fence

COMMENTS:

B. Lawn and Garden Sprinkler Systems

COMMENTS:

Type of sprinkler system: Manual.

Location of Sprinkler Control Valves: At north exterior of house (near sidewalk).

Location of Sprinkler Main Water Shut Off Valve: Near sprinkler water meter.

(This sprinkler system appears to have a separate water meter. It is located about 10 ' west of the dumpster in the alley. The water meter is not installed at this time. the main water shut off valve for the sprinkler system is a few inches southeast of the water meter under a coffee can. I left the handle to turn the main valve near the north exterior door).

SCOPE OF INSPECTION:

Incomplete inspection because: No water supply at the time of the inspection, therefore couldn't operate system.

DEFICIENCIES:

- ****High Priority Item**** *Loose sprinkler head(s) at north side yard.*
- *Unable to locate backflow preventers. Current best practices require the use of these items.*
- *Unable to locate freeze/ rain sensors. Current best practices require the use of these items.*

C. Water Leak Test

COMMENTS:

D. Security Alarm

COMMENTS:

E. Swimming Pools, Spas, Hot Tubs and Equipment

COMMENTS:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| I | NI | NP | D |
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F. Outdoor Cooking Equipment

COMMENTS:

G. Private Water Wells

COMMENTS:

H. Water Coliform Test

COMMENTS:

I. Water Quality Test

Materials: COMMENTS:
Observations:

J. Private Sewage Disposal (Septic) Systems

COMMENTS:

K. Outbuildings

COMMENTS:

L. Whole-House Vacuum Systems

COMMENTS:

M. Other Built-in Appliances

COMMENTS:

Report Summary

STRUCTURAL SYSTEMS

| | | |
|-----------------|-------------------------------------|--|
| Page 7 Item: A | Foundations | <ul style="list-style-type: none"> • <i>Minor crack(s) in grade beam at front exterior.</i> |
| Page 7 Item: D | Roof Drainage Systems and Flashings | <ul style="list-style-type: none"> • <i>Small gap(s) present in flashing at roof/ wall junction (west side of roof over garage). Repair/ replacement is recommended to prevent water entry.</i> |
| Page 8 Item: F | Roof Structure and Attic | <ul style="list-style-type: none"> • <i>One or more areas of the attic floor have no insulation present (south attic).</i> |
| Page 9 Item: G | Walls (Interior and Exterior) | <ul style="list-style-type: none"> • <i>Minor crack(s) present in interior wall at one or more locations including den.</i> • <i>Minor damage/ deterioration present at interior wall at one or more locations including stairs.</i> • <i>Medium hole(s) present in interior wall at water heater closet.</i> • <i>Minor water stains on interior wall(s) at water heater closet.</i> |
| Page 9 Item: H | Ceilings and Floors | <ul style="list-style-type: none"> • <i>Minor water stains on interior ceiling at water heater closet.</i> |
| Page 10 Item: I | Doors (Interior and Exterior) | <ul style="list-style-type: none"> • <i>Missing door return at north exterior (storm door).</i> • <i>Minor damaged/ deteriorated bottom of trim at garage door.</i> |
| Page 11 Item: J | Windows | <ul style="list-style-type: none"> • <i>Damaged/ deficient lock(s) at south bedroom.</i> |
| Page 11 Item: N | Walkways and Driveways | <ul style="list-style-type: none"> • <i>Trip hazard exists at right side yard. The fence gate opens over a step.</i> • <i>Major spalling (flaking off/ crumbling) of the concrete at sidewalks and/ or driveway.</i> • <i>Medium cracks are present at driveway/ sidewalk.</i> |
| Page 12 Item: O | Cabinets and Countertops | <ul style="list-style-type: none"> • <i>Cabinet door(s) not latching/ not staying shut at one or more locations including master bathroom.</i> • <i>Sticking cabinet drawer(s) at one or more locations including master bathroom and wet bar.</i> • <i>Loose cabinet hinge(s) at one or more locations including breakfast nook.</i> • <i>Loose cabinet door/ drawer pull(s) at several locations .</i> |

ELECTRICAL SYSTEMS

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|-----------------|-----------------------------|---|
| Page 13 Item: A | Service Entrance and Panels | <ul style="list-style-type: none"> • <i>Arc fault circuit interrupters are not present on some/ all of the required branch circuit wiring. This house was built before these were required in all living and sleeping areas.</i> • <i>No main electrical disconnect and more than 6 circuit breakers must be tripped to totally disconnect power to the house.</i> • <i>Missing plastic bushings at panel box at garage interior wall.</i> • <i>The 100 amp circuit breaker for the lighting circuits exceeds the panel box label maximum rating of 70 amps at the panel box at garage interior wall.</i> • <i>Inadequate clearance at front and/ or sides of panel box at air conditioner disconnect.</i> |
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| Page 14 Item: B | Branch Circuits, Connected Devices and Fixtures | <ul style="list-style-type: none"> • <i>Smoke alarms are not present in all required locations. (They are required in each bedroom, in a common hall outside of bedrooms, on each additional story including basements, but excluding crawl space and uninhabitable attics. In a split level home, only one is required on the upper level of the split if the split is less than one full story and there's no intervening door).</i> • <i>Ground fault circuit interrupters are not present in all required areas. (GFCI's are now required on outlets at kitchen countertops, bathrooms, garage, outdoors and crawl space, unfinished basement, and within 6' of sinks in laundry, utility, or wet bar).</i> • <i>Missing/ compromised weather stripping at receptacle outlet cover plate(s) at front porch/ patio. (This may allow water penetration).</i> • <i>Missing light fixture globe(s) at one or more locations including north exterior and kitchen.</i> • <i>Inoperative light/ fixture at one or more locations including garage door exterior.</i> • <i>Missing cover plate(s) at wet bar.</i> • <i>Ceiling fan wobbles at south bedroom.</i> • <i>Inoperative receptacle outlet(s) at library.</i> • <i>Missing light bulb(s) at one or more locations including water heater closet.</i> • <i>Exposed wiring subject to damage is present at attic opening (garage). You may want to consider relocating or protecting the wiring.</i> |
| HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS | | |
| Page 15 Item: A | Heating Equipment | <ul style="list-style-type: none"> • <i>Older furnace. We recommend that you call an HVAC specialist to give the furnace a more detailed examination.</i> • <i>** High Priority Item** The temperature gain of furnace was below average at north den, south bedroom and south bathroom. You may want to consider further examination by a Heating and Cooling specialist.</i> |
| Page 16 Item: B | Cooling Equipment | <ul style="list-style-type: none"> • <i>The outside and inside air conditioning coils are mismatched in size. (They should be the same size, or the evaporative coil (inside) can be up to 1 ton bigger than the condensing coil (outside)). This condition reduces the efficiency of the system. Further examination by a heating and cooling specialist is recommended.</i> • <i>Air conditioner is an older system. We recommend that you call an HVAC specialist to give the unit a more detailed examination.</i> • <i>Outdoor refrigerant lines have damaged/ missing insulation.</i> • <i>**High Priority Item** Air conditioner is not cooling or has inadequate cooling. Further examination/ repair by a heating and cooling specialist is needed.</i> • <i>Fan compartment of indoor furnace/ air conditioning unit is dirty.</i> • <i>Indoor air conditioning unit has a hole/ opening in the housing and rust is present.</i> • <i>Air filter is difficult to remove/ replace.</i> • <i>**High Priority Item** Air filter is extremely dirty. Replacement/ cleaning of the air filter needed.</i> |

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| Page 17 Item: C | Ducts System, Chases, and Vents | <ul style="list-style-type: none"> • **High Priority Item** Water is present in air supply ducts below the concrete slab at furnace closet. Further examination by a heating and cooling specialist is recommended. • **High Priority Item** No/ poor air flow at the supply grill at north den, south bedroom and south bathroom. Further examination by a heating and cooling specialist is recommended. |
| PLUMBING SYSTEMS | | |
| Page 18 Item: A | Water Supply System and Fixtures | <ul style="list-style-type: none"> • Water is leaking at exterior hose bib at north exterior. • Water is leaking at exterior hose bib handle at front exterior. • Damaged/ deficient hose bib handle near outside air conditioning unit. • Deficient/ inoperative/ missing sink mechanical stopper at one or more locations including master bathroom. • Deficient/ inoperative/ missing bathtub/ shower mechanical stopper at one or more locations including master bathroom. • Water is leaking at sink faucet handle(s) (left side) at master bathroom. • Missing sink faucet aerator at one or more locations including kitchen. • Damaged/ deficient bathtub valve stop at hall bathroom. • Shower head diverter is not completely closing at hall bathroom. This allows some of the water to run out the faucet instead of out the shower head. Repair/ replacement of the diverter could be considered. |
| Page 19 Item: C | Water Heating Equipment | <ul style="list-style-type: none"> • Missing safety drip pan. Replacement/ installation is recommended. |
| APPLIANCES | | |
| Page 20 Item: A | Dishwasher | <ul style="list-style-type: none"> • Very minor rust is present at dishrack(s). • ** High Priority Item** Water is rapidly leaking at air gap cap. Repairs are needed. |
| Page 20 Item: D | Ranges, Cooktops and Ovens | <ul style="list-style-type: none"> • Improper oven temperatures were measured. When set at 350*, the minimum temperature measured was 317*, and the maximum was 392*. (This is listed as a deficiency because state standards call for no more than a +/- 25* deviation, however most ovens are deficient in this regard and most tend to run a bit hotter than the temperature you set them at). • Oven is dirty/ needs cleaning. |
| Page 21 Item: G | Mechanical Exhaust Vents and Bathroom Heaters | <ul style="list-style-type: none"> • Inoperative bathroom exhaust fan at one or more locations including south bathroom and hall bathroom. |
| Page 21 Item: H | Garage Door Operator(s) | <ul style="list-style-type: none"> • Inoperative light. • **High Priority Item** Garage door opener is deficient in operation. The quick disconnect arm is not connected to the main track properly which is causing erratic operation. |
| OPTIONAL SYSTEMS | | |
| Page 22 Item: B | Lawn and Garden Sprinkler Systems | <ul style="list-style-type: none"> • **High Priority Item** Loose sprinkler head(s) at north side yard. • Unable to locate backflow preventers. Current best practices require the use of these items. • Unable to locate freeze/ rain sensors. Current best practices require the use of these items. |