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This Home Inspection Report has been prepared exclusively for:

John Smith
555 Exellent Inspection In.
McKinney, TX 75070
April 6, 2017

PROPERTY INSPECTION REPORT

Prepared For: John Smith
(Name of Client)

Concerning: 555 Exellent Inspection In., McKinney, TX 75070
(Address or Other Identification of Inspected Property)

By: Nicolas Thomas, Lic #20491 04/06/2017
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

or future reports.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection time in: **8:00** Time out:**1:30** Property was: **Occupied**
Building orientation (for purpose of this report front faces): **west**
Weather conditions during inspection: **Sunny**
Outside temperature during inspection: **80 to 90 Degrees**
Parties present at inspection: **Buyer, Buyers Agent**

INACCESSIBLE OR OBSTRUCTED AREAS

- | | |
|--|---|
| <input type="checkbox"/> Sub Flooring | <input checked="" type="checkbox"/> Attic Space is Limited - Viewed from Accessible Areas |
| <input checked="" type="checkbox"/> Floor Coverings Limiting Visibility | <input checked="" type="checkbox"/> Plumbing Areas - Only Visible Plumbing Inspected |
| <input type="checkbox"/> Walls/Ceilings Covered or Freshly Painted | <input type="checkbox"/> Siding Over Older Existing Siding |
| <input checked="" type="checkbox"/> Behind/Under Furniture and/or Stored Items | <input type="checkbox"/> Crawl Space is limited - Viewed From Accessible Areas |
| <input checked="" type="checkbox"/> Receptacles behind furniture/appliances | <input checked="" type="checkbox"/> Windows blocked by furniture |

Additional Comments:

* **NOTE:** Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY; John Smith. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

- (A) inspect:
 - 1. items other than those listed herein;
 - 2. elevators;
 - 3. detached structures, decks, docks, fences, or waterfront structures or equipment;
 - 4. anything buried, hidden, latent, or concealed; or
 - 5. automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
- (B) report:
 - 1. past repairs that appear to be effective and workmanlike;
 - 2. cosmetic or aesthetic conditions; or
 - 3. wear and tear from ordinary use;
- (C) determine:
 - 1. insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - 2. the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - 3. the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
 - 4. types of wood or preservative treatment and fastener compatibility;
- (D) anticipate future events or conditions, including but not limited to:
 - 1. decay, deterioration, or damage that may occur after the inspection;
 - 2. deficiencies from abuse, misuse or lack of use,
 - 3. changes in performance of any part, component, or system due to changes in use or occupancy;
 - 4. the consequences of the inspection or its effects on current or future buyers and sellers;
 - 5. common household accidents, personal injury, or death;
 - 6. the presence of water penetration(s); or
 - 7. future performance of any item;
- (E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) operate recirculation or sump pumps;
- (K) remedy conditions preventing inspection of any item;
- (L) apply open flame to operate any appliance;
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. **This report is not to be used by or for any property and/or home warranty company.**

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

I=Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Needs Further Evaluation

The foundation appeared to have had movement that may be beyond normal. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following:

- In my opinion, this foundation was showing signs of movement that may have exceeded normal tolerances.
- Deflection cracks were observed in the exterior veneer.
- Interior door(s) stick and/or not closing due to foundation movement.
- Stress crack(s) were observed in the exterior foundation perimeter beam.
- Interior sheetrock cracks and/or stress indicators.
- One or more of the post tension cable ends were exposed and need to be properly sealed on the north side(s) of the structure.
- A cracked corner cap was noted at the NW, SW, east corner(s) of the home. Although this is a cosmetic issue that does not adversely affect the performance of the foundation, repair is important. If not repaired, moisture can work its way to the reinforcement bars in the concrete. When that happens, it can become a structurally relevant issue. Additionally, if the caps fall off, brick veneer above the corners will start to sag with time.



Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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B. Grading and Drainage

Comments:

- Marginal site drainage was observed on the west, south, SE side(s) of the structure. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- **Notice:** There was an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner or the appropriate specialist related to this type of system.



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Gutter & Downspout System

- The gutters had some leaves and/or debris at a few spots across the home and require cleaning. Downspouts should also be checked to ensure that they are clear and flowing freely.
- One or more of the guttering fasteners were observed to be pulling loose on the east side(s) of the roof structure.
- Loose or damaged downspouts at the south, NW, north side(s) of the home should be repaired as necessary.
- Splash blocks should be installed at all downspout locations to prevent soil erosion near the foundation.



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

Roof Covering

You are encouraged to have a certified roofing contractor to physically inspect the roof, *prior to closing*, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- The roofing material was observed to have impact damage in various locations. The impact damage may have been caused by a previous hailstorm and should be further evaluated.
- The composition roofing material had experienced considerable granular loss in various locations throughout the roof.
- Damaged shingles were observed on the west side(s) of the roof structure.
- **Note:** The tree and shrub branches should be trimmed away from the roofing material at all times.



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Additional Roof Covering Comments/Pictures



Flashing Details

- The flashing was lifting and/or pulling loose and should be re-secured on the east side(s) of the roof structure.



Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are encouraged to have your Insurance Company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

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D. Roof Structures and Attics

Viewed From: Attic Decked Space Only / Attic Accessibility: Partial

Description of Roof Structure: Rafter Assembly

Insulation Type: Loose Filled, Batt or Blanket

Approximate Average Depth of Insulation: 8" to 10"

Approximate Average Thickness of Vertical Insulation: 2"- 4"

Ventilation Type: Soffit, Static

Comments:

Roof Structure

All components were found to be performing and in satisfactory condition on the day of the inspection.

Roof Decking

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** There were visible water stains on the roof sheathing (decking) in one or more locations.

Attic Insulation

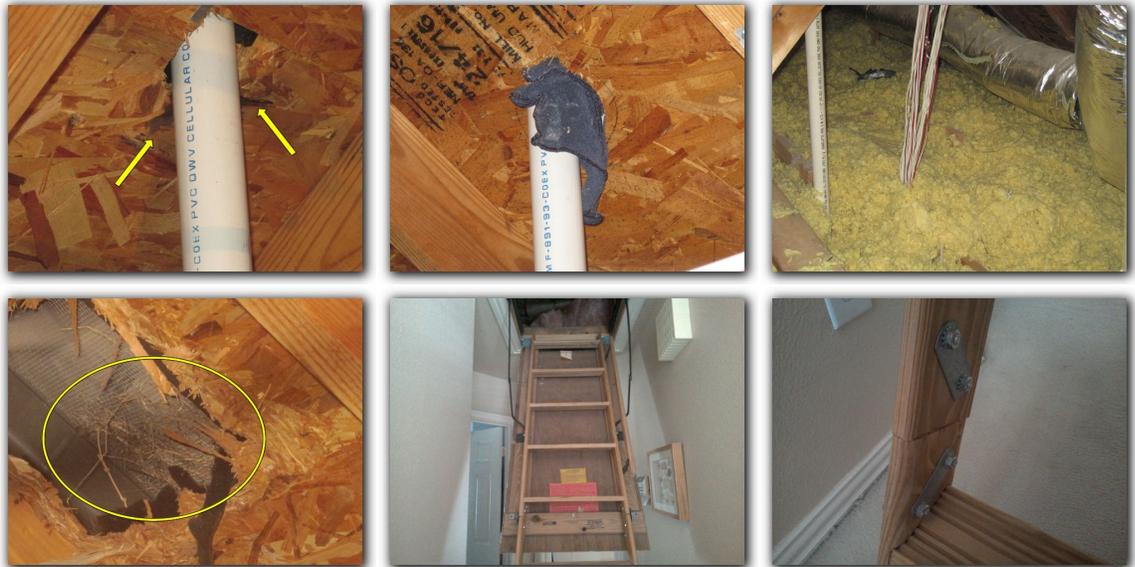
All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Ventilation

- A bird's nest was observed obstructing one or more of the static vent.

Attic Ladder(s)

- The attic access door was not properly insulated or weather stripped. Improve as necessary to prevent heating/cooling loss.
- Some of the attic ladder nuts and bolts were observed to be loose and/or missing. Minor improvements to the attic ladder are recommended for reasons of safety.



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E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Brick Veneer, Wood Type Veneer, Stone Masonry Veneer

Interior Walls & Surfaces

- Interior wall joint cracks were observed in the master bedroom, front entrance area, upstairs bedroom hallway, upstairs side middle bedroom, gameroom
- Interior wall stress cracks were observed in the upstairs bedroom hallway.
- Wall surface damage was observed in the garage.
- The wall texture had some deterioration and/or damage in the master bedroom closet, study, stairwell area.
- Water damage was observed on the walls in the study. The cause and remedy should be further evaluated and corrected as necessary.
- **Note:** There was evidence of painting and patching to the interior finish and prior interior finish repairs at one or more locations across the structure.



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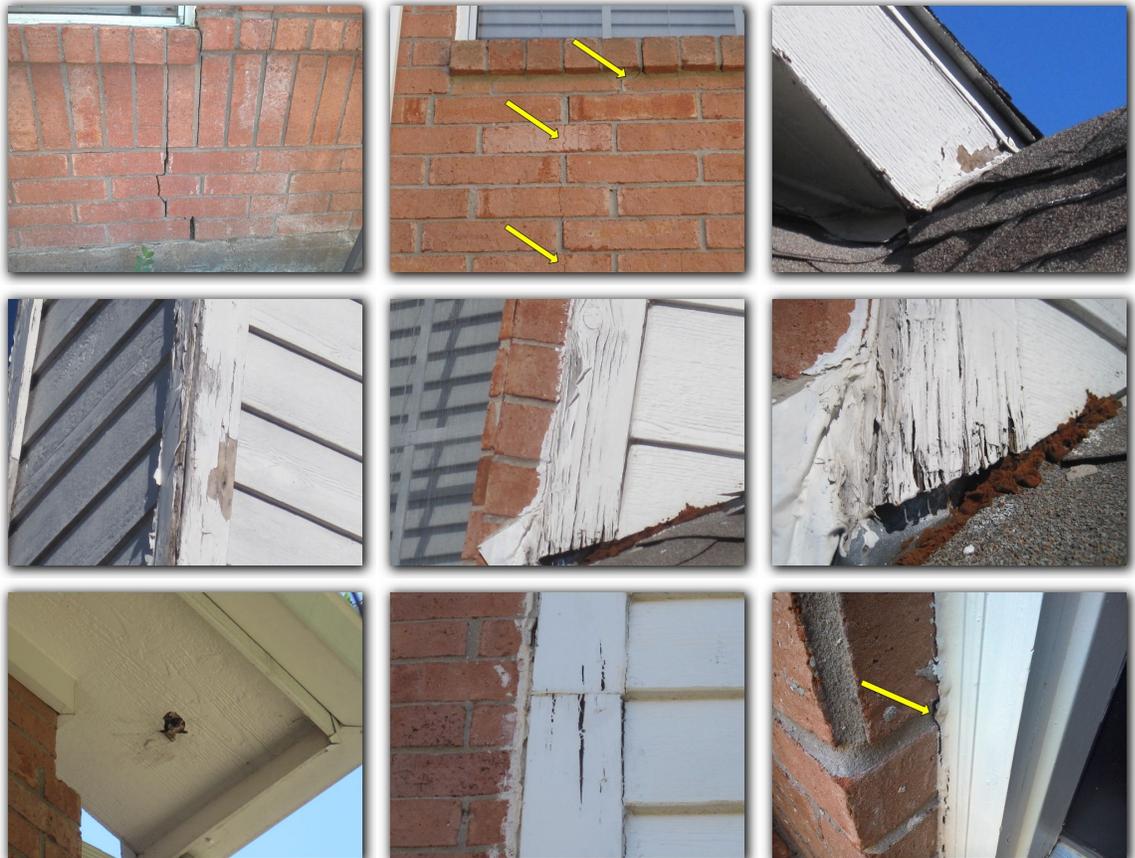
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Exterior Walls & Surfaces

- Deflection cracks were observed in the exterior veneer on the west side(s) of the structure.
- Peeling and/or missing paint was noted at the fascia board, trim boards, chimney trim boards, soffit on the east side(s). Proper repair and repainting is recommended.
- Deterioration and wood rot was visible to the exterior door frame, trim boards, soffit on the east, west, south side(s). Proper repair and replacement of damaged material is needed.
- Caulking improvements are recommended for the area between the exterior veneer and the exterior door frames. It is recommended to use elastomeric caulking.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use elastomeric caulking.
- Black algae staining was observed at the west exterior wall as a result of splash back from roof runoff. This is mostly a cosmetic concern that can be treated with an algaecide; however, this condition will reoccur if gutter are not installed to direct the flow of water off of the roof.
- The fascia board material had some deterioration and/or damage on the west side(s) of the roof structure.
- The soffit material had some deterioration and/or damage on the SW side(s) of the roof structure.
- **Note:** The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces.
- **Note:** Minor mortar and/or brick cracks were observed in the exterior veneer wall.



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Additional Exterior Wall Comments/Pictures



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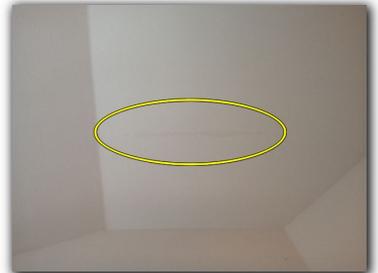
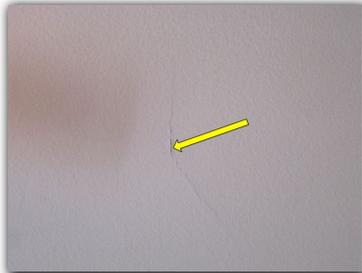
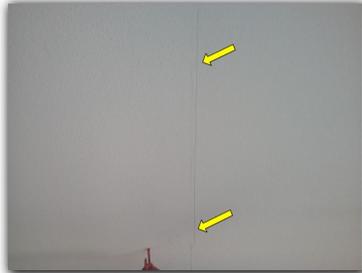
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F. Ceilings and Floors

Comments:

Ceilings

- Ceiling joint cracks were observed in the garage, upstairs bedroom hallway, gameroom.
- Ceiling stress cracks were observed in the upstairs side middle bedroom.
- Water stains were observed on the ceiling finish in the rear middle bedroom. The cause and remedy should be further evaluated and corrected as necessary.
- **Note:** Nail heads were observed to be pushing through the interior finish in one or more locations.



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Floors

- Larger than typical cracks and/or deficiencies were observe in the garage floor.
- The floor covering was observed to be damaged in the master bedroom closet.
- The floor covering is noticeably stained in one or more locations of the home.
- The floor tile(s) were observed to be cracked and/or damaged in the Jack and Jill bathroom.

Note: The upstairs sub-floors (flooring) observed to squeak when walked over.



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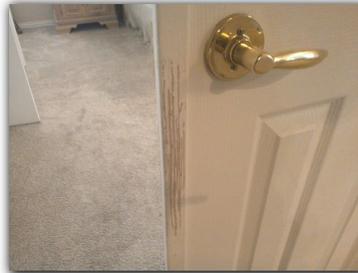
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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- One or more of the door stoppers were damaged or missing.
- The door had some surface damage to the master bedroom.
- The door was sticking and would not close properly to the upstairs front corner bedroom.



Exterior Doors

- Visible daylight was observed at the backyard entry door. Weather stripping improvements are needed to prevent heating /cooling loss and water / pest intrusion.
- Weather-stripping improvements were recommended for the exterior doors.
- The exterior door and frame had some deterioration and/or damage to the backyard entry, front entry door(s). Wood rot was visible and repairs are needed.
- Exposed wood (peeling paint or unpainted wood) was noted to the exterior threshold on the backyard entry door(s). These areas should be properly sealed and painted to prevent deterioration/damage.
- Visible evidence of previous water intrusion was observed at and/or around the exterior front entry door(s). The cause and remedy should be investigated and corrected as necessary.



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Overhead Garage Door

- The exterior overhead garage door frame had some deterioration and/or damage. Wood rot was visible and repairs are needed.
- Note: Regular service/maintenance is recommended for the garage door(s) and opener(s).



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H. Windows

Comments:

- Approximately 42 of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass or early indicators of mineral deposits. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following: family room, master bathroom, master bedroom, side middle bedroom, dining room, study, front entrance area, upstairs side middle bedroom, upstairs front corner bedroom, upstairs bedroom hallway, gameroom

Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. *When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.*

- The window weather-stripping was damaged and/or missing at one or more of the windows and improvements are recommended.
- Visible evidence of water stains were observed at and/or around the window(s) in the garage, upstairs front corner bedroom. The cause and remedy should be investigated and corrected as necessary.
- Visible evidence of minor water damage was noted at various locations throughout the house window sill. Peeling paint and/or minor deterioration was visible. This may have been from condensation or previous water intrusion. Further evaluation is recommended.
- One or more of the windows were observed to be stiff and hard to operate in various locations throughout the house.



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Window Screens

- One or more of the window screens were observed to be damaged.



I. Stairways (Interior and Exterior)

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

J. Fireplaces and Chimneys

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** No damper clamp was visible on the damper. When artificial gas logs are installed in a firebox with a manual damper; it is recommended that the damper be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.
- **Note:** There were gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection.



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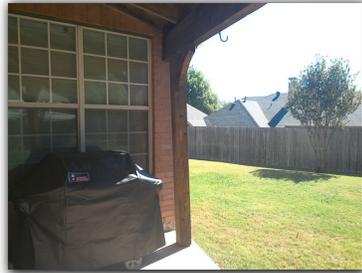
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K. Porches, Balconies, Decks, and Carports

Comments:

- Larger than typical cracks and/or deficiencies were observed in the driveway.
- One or more of the porch support posts was observed to be loose.
- The back porch concrete flatwork appeared to have settled more than normal.
- Some deflection and/or cracking of the patio concrete flatwork was observed.
- **Note:** There were visible water stains on the back porch cover decking and/or rafters in one or more locations.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance Type: Underground

Main Panel Box

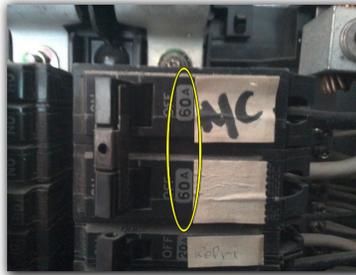
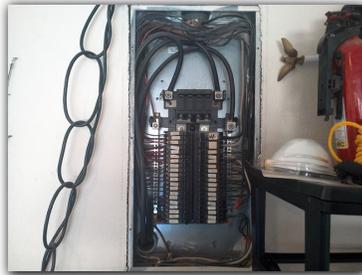
Box Rating and/or Main Disconnect Rating: 150 amps

Box Location: Garage

Grounding / Bonding

Ground Location: Exterior Ground Rod

- One of the breakers for an AC unit was oversized. The manufacturers listing plate on the outside condenser/coil listed that the maximum over current device (breaker) to be used should not exceed 40-amp. There was a 60-amp breaker in place at the time of the inspection. Improper sizing of the AC breaker can affect performance and may void the AC manufacturer's warranty. Consult an electrician for panel evaluation and breaker replacement.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Open end wires were observed in the family room. These should be properly capped and enclosed in a junction box.



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I	NI	NP	D
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Receptacle Outlets

- Not all of the garage receptacles appeared to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection. There New 2008 National Electrical Code no longer has an exception for “non-appliance dedicated”.
- One or more of the receptacle cover plates were damaged in the garage.
- One or more of the receptacles were observed to be loose at the wall mount in the garage breakfast area, master bedroom closet.

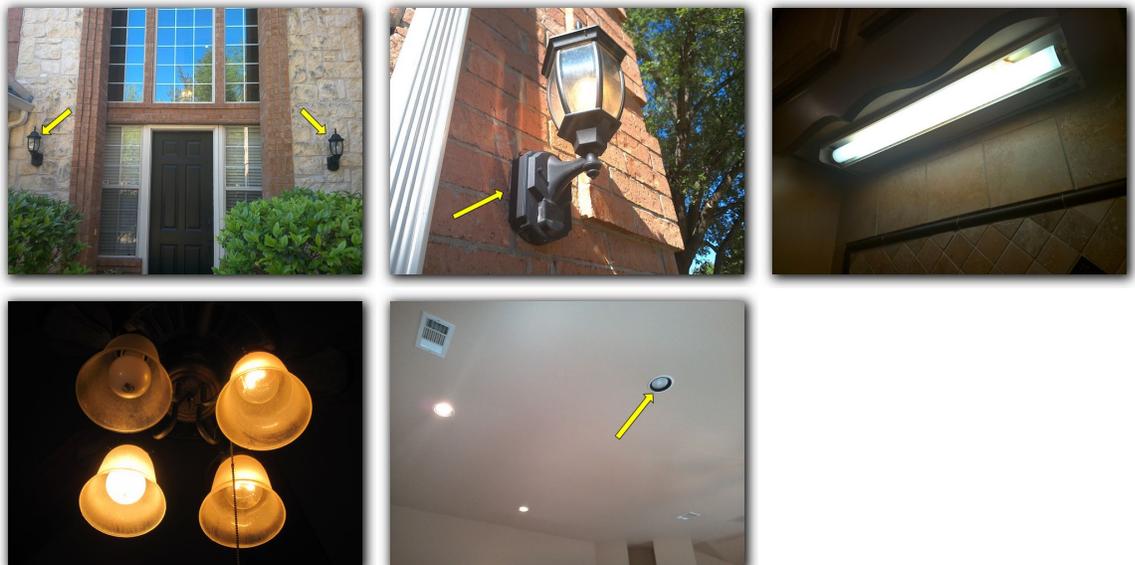


Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures

- One or more of the exterior light fixtures appeared to be inoperative at the front porch. This may be due to a bad or missing bulb, a photocell that could not be operated or some other unknown condition. These fixtures should be further evaluated and corrected as necessary.
- One or more of the light fixtures were loose at the wall/ceiling mount in the driveway.
- One or more of the light fixture globes and/or covers were damaged or missing in the kitchen.
- One or more of the light fixtures appeared to be inoperative at the study upstairs side middle bedroom gameroom. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.



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Doorbell/Chimes

This component appeared to be performing adequately at the time of this inspection.

Smoke Detectors

- One or more of the smoke alarms were missing in the upstairs side middle bedroom.



Carbon Monoxide Detectors

- There are no visible carbon monoxide detectors in the home. Since this home is equipped with gas appliances, carbon monoxide detectors are recommended.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Unit #1: Downstairs Central Heating System

Energy Source: Gas

Brand Name: Rheem

Location: Attic / *Temp Out:* 110-120°

Thermostat Location: master bedroom hallway

Filter Location: **At Attic Unit / Fairly clean, but ready to change**

- The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.



Unit #2: Upstairs Central Heating System

Energy Source: Gas

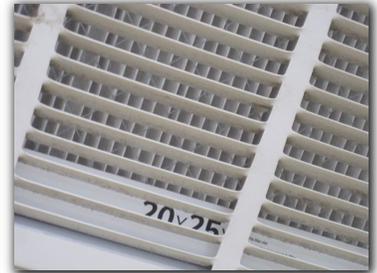
Brand Name: Rheem

Location: Attic / *Temp Out:* 110-120°

Thermostat Location: upstairs bedroom hallway

Filter Location: **Interior Ceiling Mounted / Fairly clean, but ready to change**

- The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.



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B. Cooling Equipment

Comments:

Note: Since this home is not new construction and I am not aware of the service history of the HVAC system, a routine servicing of the HVAC system and related components is recommended by a qualified licensed HVAC company. Deficiencies noted regarding dirty filters, coils, fins, etc. can potentially void the manufacturers warranty or any extended warranty that is purchased.

Unit #1: Downstairs Central Cooling System

Brand Name: Carrier

Approximate System Age: 2012

Approximate System SEER: Unable To Determine

Approximate System Size: 5 ton

Maximum Breaker Size: 40

Today's Temperature Differential (Delta-T): 16°

- The outdoor unit of the air conditioning system was out of level.
- Dirt/debris was visible at the fins of the outdoor condensing unit. Proper cleaning is needed.
- The manufacturers listing plate on the outside condenser/coil list that the maximum over current device (breaker) to be used should not exceed 40-amp. There was a 60-amp breaker in place at this time. This breaker in place did not meet the manufacturers listing plate requirements.
- **Note:** The auxiliary/secondary drain pan under the coil housing had some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.



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Unit #2: Upstairs Central Cooling System

Brand Name: Rheem

Approximate System Age: 1997

Approximate System SEER: Unable To Determine

Approximate System Size: 3.5 ton

Maximum Breaker Size: 40

Today's Temperature Differential (Delta-T): 14°

- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

Additional Notice from the Inspector: It is the opinion of this Inspector, although this component may have been functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Note: Since this home is not new construction and I am not aware of the service history of the HVAC system, a routine servicing of the HVAC system and related components is recommended by a qualified licensed HVAC company before closing. Deficiencies noted regarding dirty filters, coils, fins, etc. can potentially void the manufacturers warranty or any extended warranty that is purchased.



Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 14 to 22 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

C. Duct Systems, Chases, and Vents

Comments:

Ductwork Type: Insulated Flexible Type

- An excessive variance in temperature was detected from one register to another. Although there can be differences in temperature from a register just off the unit versus the end of the service run, it is recommended that the ductwork be checked by a licensed HVAC technician to ensure that all lines are properly connected, unrestricted and in serviceable condition. Registers in question were located in the kitchen, breakfast area.



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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Front flowerbed

Static water pressure reading: 80 to 90 psi

Number of Bathrooms:4

Comments:

- The main water supply shutoff valve is covered in soil and was not inspected. The valve needs to be excavated for access.
- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.



Kitchen:

Sink (1)

- The faucet assembly was loose.
- Cracked/deteriorated or missing caulk/grout was visible at the sink backsplash.
- The sink had some surface damage.



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Master Bathroom:

Sink: (2)

Toilet:

Bathtub:

- The stopper did not appear to be functioning properly.

Shower:

Enclosure:

- The glass shower enclosure was observed to leak.



Upstairs Hall Bathroom:

Sink: (1)

Toilet:

Bathtub / Shower:

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.
- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.

Enclosure:



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Jack & Jill Bathroom:

Sink: (1)

Toilet:

Bathtub / Shower:

- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.

Enclosure:



Half Bathroom: All components were performing and in satisfactory condition at the time of inspection.

Sink:

Toilet:

Exterior Faucets/Fixtures

- Water was observed to be leaking back through the vacuum breaker on the north of the structure. The vacuum breaker was not working as designed.



B. Drains, Wastes, and Vents

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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I NI NP D

C. Water Heating Equipment

Comments:

Unit 1 :

Energy Source: Gas

Location: Attic

Approximate Capacity: 50 Gallons

Approximate Age: 2014

Brand Name: Bradford White

Unit 2 :

Energy Source: Gas

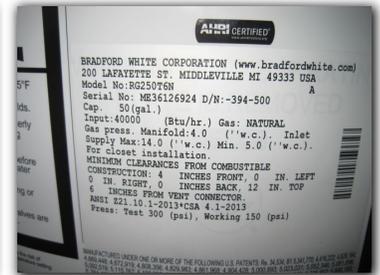
Location: Attic

Approximate Capacity: 50 Gallons

Approximate Age: 2015

Brand Name: Bradford White

These components appeared to be performing adequately at the time of this inspection. They were achieving an operation, function, or configuration consistent with accepted industry practices for their age.



D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution System

Comments:

Gas Meter Location: north

This component appeared to be performing adequately at the time of this inspection.

- **Note:** Rust was visible on the exterior natural gas piping. This is a natural occurrence based on the nature of the material, but preventative maintenance is recommended by removing surface rust and applying a protective coat of rust inhibiting paint.



Scope: The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

Specific limitations for gas lines: The Inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

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V. APPLIANCES

A. Dishwashers

Comments:

Brand Name: Kenmore

This component appeared to be performing adequately at the time of this inspection.

- Some damage to the dishwasher door seal was observed.
- The dishwasher air-gap device cap was damaged.



B. Food Waste Disposers

Comments:

This component appeared to be performing adequately at the time of this inspection.

C. Range Hood and Exhaust Systems

Comments:

Exhaust Type: Vented

This component appeared to be performing adequately at the time of this inspection.

- The range exhaust vent exterior cover was damaged..
- The range exhaust vent filter was missing.



D. Ranges, Cooktops, and Ovens

Comments:

Built-in Oven Brand Name: General Electric – GE / **Type:** Electric / **Temperature at 350°:** 370°

Cooktop: Brand Name: General Electric – GE / **Type:** Electric

- One or more of the burners did not function properly and should be further evaluated.
- One or more of the burners was inoperative and should be further evaluated.



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E. Microwave Ovens

Comments:

Brand Name: General Electric – GE

This component appeared to be performing adequately at the time of this inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an “as-built” condition.



G. Garage Door Operators

Comments:

This component appeared to be performing adequately at the time of this inspection.

- Note: Regular service/maintenance is recommended for the garage door(s) and opener(s).

H. Dryer Exhaust Systems

Comments:

Vent Location: South Exterior Wall

- The damper was stuck in the open position. Lint should be cleared from the damper to allow it to close properly when not in use.



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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Sprinkler System and Associated Components

NOTE: When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Rain Sensor: No / Anti-Siphon Device: Unknown

Controller Box #1

Location: Garage Wall

Total Number of Zones Wired: 7

1. Front Yard - , Flowerbed - , Parkway - west
2. Side Yard - south
3. Back yard - east
4. Back yard - east
5. Back yard - NE
6. Side Yard - , Flowerbed - , Driveway - , Parkway - north, west, NE
7. Side Yard - north

- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **1, 6, 7.**
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces and/or windows in stations; **1, 2, 5, 6, 7.**
- One or more of the sprinkler heads did not pop-up high enough to disperse water properly in station(s); **1.**
- One or more of the sprinkler heads appeared to be leaking at the base of the head in station(s); **1.** The cause and remedy should be further evaluated and corrected as necessary.
- One or more of the sprinkler heads need to be adjusted and/or straightened so to disperse water properly in station(s); **3, 5.**
- One or more of the sprinkler heads were observed to be damaged and/or missing in station(s); **6.**
- Low water pressure was observed in stations; **6.** The cause and remedy should be further evaluated and corrected as necessary.
- The conduit that is protecting the sprinkler system wires was damaged.
- I was unable to locate a moisture (rain / freeze) sensor device for the sprinkler system. This is an **“as-built” condition**, but Per TREC standards of practice we are required to report this condition as a deficiency.



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Sprinkler System and Associated Components Additional Comments or Pictures



When Things Go Wrong:

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:

Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the **\$200 problems**; it is to find the **\$2,000 problems**. These are the things that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.

As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to “blame the Home Inspector” for any issue found, regardless of whether the issue is within the “scope” of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a “money pit”. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.